Work Session Agenda
Thursday, April 11, 2024, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

BUDGET PRESENTATIONS:

- Economic Development Council — Kit Dunlap
- FY2025 Parks & Recreation Budget — Kate Mattison

DEPARTMENT ISSUES:

Administrative Services

- Resolution: Selection of Benefits Broker — Bryan Lackey

Water Resources

- Resolution: 448 West Highland Drive Annexation Waiver — Nick Swafford

Community & Economic Development

- Resolution: Authorization to Apply for and Accept a U.S. Department of Energy (DOE) Energy Efficiency and Conservation Block Grant — Jessica Tullar
- **Public Hearing Item: Tabled at the February 6, 2024 Council Meeting** — Abb Hayes
  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**.
  - Proposed Rezoning Ordinance 2024-03
- **Public Hearing Item: April 16, 2024, Council Meeting** — Abb Hayes
  Request from **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B). **Ward Number(s): Two**. Tax Parcel Number(s): 01-027-001-003. **Request: Residential condominium community**.
- **Public Hearing Item: April 16, 2024, Council Meeting** — Abb Hayes
  Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I). **Ward Number(s): Five**. Tax Parcel Number(s): 15-035-000-015. **Request: Data mining facility**.
- **Public Hearing Item: April 16, 2024, Council Meeting** — Abb Hayes
  Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE)** from Neighborhood Business (N-B) to Residential-I (R-I). **Ward Number: One**. Tax Parcel Number(s): 01-097-001-024. **Request: Single-family home**.

- **Public Hearing Item: April 16, 2024, Council Meeting** Abb Hayes
  Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B). **Ward Number: Five**. Tax Parcel Number(s): 01-132-005-015. **Request: Special event center**.

CITY MANAGER ISSUES:

MAYOR/COUNCIL ISSUES:

- Ex-Officio Report(s)
- Appointment: Gainesville-Hall County Development Authority Sam Couvillon

CITY ATTORNEY ISSUES:

- Resolution: Abandonment and Conveyance of City of Gainesville Owned Property on Broad Street Abb Hayes

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Tuesday, April 9, 2024, 3:32 PM

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	February 2, 2024
Date Submitted:	February 27, 2024
Final Approval Date:	April 9, 2024
Presenter:	Kit Dunlap
Item of Business:	Economic Development Council
Meeting Date:	April 11, 2024

Purpose of Request:
To present the Economic Development Council FY2025 budget presentation. The City of Gainesville contracts with various agencies to provide additional services.

Facts & Issues / History & Background:
Historically, the City of Gainesville has contracted with the Economic Development Council to identify, attract, and locate new businesses and industries into the municipality for the purpose of increasing trade, industry and commerce. The contractual agreement with the Economic Development Council in FY2024 was $185,000. For FY2025, the agency has requested $185,000.

Department Recommendation:
A continued agreement with the Economic Development Council is requested by the Agency.

Department Director:
Jeremy Perry

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

Amount Requested:

$185,000

Sources of Funds: Funding will be considered as the City's FY2025 budget is developed.

Finance Comments:

Administrative Comments:

Attachments:

1. FY 2025 Gainesville EDC Budget Submittal 2-14-2024

GREATER HALL
CHAMBER OF COMMERCE

230 E.E. Butler Parkway
Post Office Box 374
Gainesville, Georgia 30503

To: Jeremy Perry, CFO, City of Gainesville
Cc: Kevin Hutcheson, Deputy CFO, City of Gainesville
Bryan Lackey, City Manager

From: Kit Dunlap, CEO
Greater Hall Chamber of Commerce

2/13/24

Date: February 14, 2024

Subject: FY 25 Budget Request

Per your request, I have enclosed the budget request information for the Economic Development Council of Gainesville and Hall County. This year's request is for $185,000.

Enclosed, please find the requested information that includes the following:

1. Completed Agency Request Form
2. EDC Membership list
3. The EDC's Current Marketing/Business Plan
4. Audit for year ending June 30, 2023

If you have questions regarding this package, please do not hesitate to contact me.

Thank you for the partnership that we enjoy with the City of Gainesville.

President & CEO
Greater Hall Chamber

770.532.6206
Fax 770.535.8419

www.greaterhallchamber.com

"FROM ISLANDS TO HIGHLANDS...
WE'VE GOT IT ALL!"

City of Gainesville

BUDGET REQUEST FY 2025

AGENCY: GREATER HALL CHAMBER OF COMMERCE
ECONOMIC DEVELOPMENT COUNCIL

Current Year Request $185,000

GOALS AND OBJECTIVES

The EDC is requesting $185,000 from the City of Gainesville, $185,000 from Hall County, $185,000 from the Chamber's HALLmark Initiative, $27,500 from the City of Flowery Branch, $27,500 from the City of Oakwood and $5,500 from the City of Lula for its fiscal year 2025 (FY25). The growth of Artificial Intelligence (AI) applications has generated new demand to support the new computing and data needs with billion-dollar investments in new AI Data Centers. The EDC has been working to place Gainesville-Hall County in the search for these large capital investments. Further, supply-chain interruptions revealed by COVID-19 in 2020-22 have generated new economic development activity that will continue in FY 25 and beyond. Economic activity with new and existing industry expansions, redevelopment and small business needs have increased demands on EDC resources, and the additional funding for FY 25 will allow the EDC to provide a more effective level of economic development services for office, industrial, retail and commercial development as well as continued services for small businesses and existing industries. Additionally, the Economic Development Council staff have continued to be very engaged in workforce development initiatives including job fairs, 7th grade career fairs, Work-Based Learning, Skills-based boot camps and employer-sponsored apprenticeships.

Mission Statement: The Gainesville-Hall County Economic Development Council facilitates quality job creation and new investment in the Gainesville-Hall County MSA through business recruitment efforts, encouraging existing business expansion and retention, attracting new quality retail development and supporting the Greater Hall Chamber of Commerce's buy local efforts.

EDC Targets:

- Targeted Business Recruitment Sectors to Diversify: Technology Companies, Headquarters, Life Sciences, Medical Devices, Advanced Manufacturing, Data Centers, International Subsidiaries.
- Core Growth Business Recruitment Sectors: Automotive, Financial Services, Fabricated Metals, Plastics, Select Food Products.
- The EDC supports downtown development efforts in Gainesville, Oakwood, Lula and Flowery Branch.
- Business Recruitment Partners: Commercial Brokers, Site Location Consultants, Statewide Developers, Utilities, Existing Industries
- Existing Industry Program Targets: Existing Industry Clusters and all Gainesville-Hall County manufacturers, processors, distributors and national service firms.
- Retail Development Targets: Quality destination retail development that will generate new sales tax income for public education and local governments.
- Small Business Targets: To coordinate efforts with key partners to provide professional assistance and services to small businesses and start-ups.

EDC Goals: To generate new investment, new job creation and increase sales tax revenue in Gainesville-Hall County and to develop new product for future economic development growth.

EDC Objectives: $125,000,000 investment (stretch goal: $150,000,000 investment); 500 jobs and 100 acres of new product for FY 25.

Sales and Marketing Efforts:

For FY 25, we expect prospective new and expanding industry opportunities to continue at the new accelerated pace. We also expect continued growth in small business activity, small business participation, new start-ups and retail development activity. There are specific program enhancements for FY 25 that reflect economic development strategy for the current global economy, including:

- The EDC's small business programs have steadily increased in recent years. Participation has increased through a combination of offering virtual hybrid meetings and engaging presenters and small business topics. In January 2024, twenty small businesses were recognized as Certified Small Business Partners through their participation in our new Small Business Certification program.
- A growing emphasis on downtown development and redevelopment opportunities for our municipal partners has created additional roles for the EDC in marketing to developers and businesses.
- The commercial real estate investment market for hotels, office, restaurants, downtown retail, assisted living and general commercial development remains very active, and the EDC expects to see additional growth follow developments by Gainesville Solis 2, Midland, The National and the Gainesville Renaissance developments in downtown Gainesville and along the Midtown Greenway. The EDC works closely with end-users and developers to market the benefits of a downtown/Midtown location including the new Federal Opportunity Zone, the Atlanta Hwy Georgia Opportunity Zone, Tax Allocation Districts, Historic Preservation Credits and the availability of New Markets Tax Credit Financing.
- EDC efforts have led to many new business locations and expansions in recent years. Available inventory of fully served and entitled business park sites, especially above 20 acres, is becoming scarce. The EDC will continue to work with Hall County to identify opportunities for future business growth, from Athens Hwy to Hwy 365.
- During FY 24, the EDC staff worked to put under contract five sites in the new Gainesville 85 Business Park and Gateway Industrial Centre that will add quality jobs and an additional $140 million in new tax base.
- Conducting one-on-one meetings with existing industry at a rate of 90/year to identify opportunities, threats and meet and address the specific needs each existing industry (Exhibit "A").
- The EDC has a growing role to support the special needs of the Healthcare Service Providers in Gainesville-Hall County, including recent support to NGHS for the new Graduate Medical Education program that will have a significant economic impact. The EDC is conducting a new study of the 485 healthcare

service providers in Hall County and the economic impact and 16,000 jobs that healthcare services provides in the community.

- Workforce Development will continue to be a major effort to support existing industries. Gainesville-Hall County's recent economic development success has been accompanied by historically low unemployment and a scarcity of talent in specific skills. The EDC's efforts have focused on manufacturing firms and skilled positions, and it has been a partnership with the City and County Schools, Lanier Technical College and our area Universities. These partnerships are helping change perceptions of various audiences including employers, High School Career Specialists, High School Students, Middle School Students and Career Tech Teachers.
- Coordinating regular programs with commercial realtors and statewide project managers, Georgia's international offices to communicate opportunities and success stories to partners that influence location and expansion decisions.
- Expanding its partnership with the State's economic development marketing effort with regard to life sciences recruitment and international business recruitment. These sectors fit well with Gainesville-Hall County's strengths and strategic vision.
- Expanding marketing/development role and capabilities through networking, high-level marketing and GIS.
- Participating in public policy education to support economic and community development.
- We expect the EDC will take on an even greater lead role in the external marketing in 2024 and 2025.

The EDC is (as of 1/29/24) orchestrating efforts with 68 active project inquiries, and coordinates business retention and expansion efforts for all existing industry. Efforts with active projects include coordinating visits to the community, responding to detailed questionnaires, existing industry calls, working with retail/downtown developer proposals, negotiating letters of intent, preparing purchase and sale agreements, preparing incentive proposals and encouraging decision makers and influencers to consider Gainesville-Hall County. These 68 active project inquiries do not include the additional routine requests of EDC staff for data and information from citizens, businesses and consultants. EDC staff orchestrate approximately 10-12 visits/month with prospects, developers or site selection consultants.

We will remain fiscally responsible and maintain a high level of professionalism in working with prospective businesses, developers and partners. The EDC is committed to increase the commercial and industrial tax base for our community and to facilitate new opportunities for Hall County residents to improve their quality of life. In addition to the four full-time EDC staff positions, the EDC shares an intern with the Chamber in an ongoing program with Brenau and UNG students. Interns benefit from the experience and learning environment while the EDC and the community benefits from their efforts to support business recruitment, existing industry support, small business, retail and other programs.

Greater Hall Chamber of Commerce
Economic Development Council
2024 - 2025 Budget Year

	2022 - 2023 Actual	2023 - 2024 Budget	2024 - 2025 Budget Preliminary
Revenues			
HALLmark - EDC	$165,000	$185,000	**$185,000**
Hall County	$165,000	$185,000	**$185,000**
City of Gainesville	$165,000	$185,000	**$185,000**
City of Oakwood	$25,000	$27,500	**$27,500**
City of Flowery Branch	$25,000	$27,500	**$27,500**
City of Lula	$5,000	$5,500	**$5,500**
Misc. & Program Revenue	$39,380	$33,000	**$38,000**
Interest Income - EDC	$10,821	$2,000	**$12,700**
Total Revenues	$600,201	$650,500	**$666,200**
Expenses			
Auto & Business Mileage	$6,526	$8,250	**$8,900**
Accounting & Prof Fees	$5,200	$5,100	**$5,600**
Depreciation	$0	$550	**$2,580**
Affiliations	$5,086	$4,250	**$6,100**
Seminars/Prof. Development	$1,928	$5,325	**$3,600**
Office Supplies	$1,434	$2,400	**$2,400**
Postage	$4,743	$6,050	**$5,750**
Telephone	$1,246	$2,500	**$1,975**
Salaries	$304,037	$345,000	**$365,500**
Payroll Taxes	$23,995	$30,250	**$31,075**
Group Insurance	$46,330	$50,615	**$55,400**
Retirement Benefits	$10,041	$14,350	**$14,350**
Business Development	$8,174	$24,000	**$12,760**
Printed Materials	$782	$3,750	**$2,200**
Computer/Communications	$10,891	$12,750	**$13,650**
Administrative Allocation	$53,520	$57,960	**$57,960**
Utilities	$6,300	$7,800	**$6,300**
Misc. Program Expense	$19,073	$19,200	**$20,500**
Marketing	$27,466	$36,000	**$34,300**
Technology	$11,265	$14,400	**$15,300**
Miscellaneous Expense	$272	$0	**$0**
Total Expenses	$548,309	$650,500	**$666,200**
Net Income (Loss)	$51,892	$0	**$0**

EDC
Income Statement

	Dec 31, 2023			Year to Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Revenues							
INTEREST INCOME	$1,889	$1,200	$689	$10,529	$7,400	$3,129	$14,900
NON CASH CONTRIBUTIONS	$375	$0	$375	$2,250	$0	$2,250	$0
CITY OF FLOWERY BRANCH	$2,292	$2,292	$0	$13,750	$13,750	$0	$27,500
CITY OF GAINESVILLE	$15,417	$15,417	$0	$92,498	$92,500	($2)	$185,000
CITY OF LULA	$458	$458	$0	$2,750	$2,750	$0	$5,500
CITY OF OAKWOOD	$2,292	$2,292	$0	$13,750	$13,750	$0	$27,500
HALL COUNTY	$15,417	$15,417	$0	$92,500	$92,500	$0	$185,000
HALLmark INITIATIVE	$15,417	$15,417	$0	$92,498	$92,500	($2)	$185,000
EDC PROGRAM REVENUE	$1,957	$0	$1,957	$51,256	$26,000	$25,256	$34,000
PUBLICATION SALES	$110	$0	$110	$110	$0	$110	$0
Total Revenues	**$55,624**	**$52,493**	**$3,131**	**$371,891**	**$341,150**	**$30,741**	**$664,400**
Expenses							
ACCOUNTING & AUDIT SERVICES	$0	$0	$0	$5,383	$5,355	$28	$5,355
ADMINISTRATIVE ALLOCATION	$4,830	$4,830	$0	$28,980	$28,980	$0	$57,960
BANK CHARGES	$167	$75	$92	$983	$450	$533	$900
INSURANCE PROP/ WORKERS COMP	$302	$302	$0	$1,812	$1,812	$0	$3,624
DEPRECIATION	$159	$92	$67	$953	$552	$401	$1,104
SOFTWARE & TECHNOLOGY	$1,162	$1,050	$112	$6,370	$6,300	$70	$12,600
COMPUTER EQUIP & MAINT	$1,055	$985	$70	$5,627	$5,910	($283)	$11,820
WEB EXP	$56	$50	$6	$169	$300	($131)	$600
ADVERTISING/PROMOTION	$0	$600	($600)	$11,814	$7,400	$4,414	$11,688
OFFICE SUPPLIES	$148	$100	$48	$727	$600	$127	$1,200
PRINTING EXPENSE	$308	$100	$208	$388	$600	($212)	$1,200
POSTAGE EXPENSE	$10	$0	$10	$10	$0	$10	$0
MAILING SERVICE	$0	$0	$0	$1,999	$1,875	$124	$3,750
PHONE EXP	$89	$110	($21)	$556	$660	($104)	$1,320

EDC
Income Statement

	Dec 31, 2023			Year to Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES EXP	$525	$525	$0	$3,150	$3,150	$0	$6,300
BUSINESS DEVELOPMENT	$1,723	$1,758	($35)	$7,998	$10,548	($2,550)	$21,096
SALARIES	$31,419	$31,450	($31)	$175,616	$176,450	($834)	$364,350
CONTRACT WORK EXP	$2,098	$1,885	$213	$11,837	$11,310	$527	$22,620
GROUP INSURANCE	$3,929	$5,025	($1,096)	$20,297	$25,245	($4,948)	$55,395
RETIREMENT PLAN - ADMIN EXP	$0	$0	$0	$409	$0	$409	$0
RETIREMENT PLAN EXP	$937	$1,010	($73)	$5,757	$5,780	($23)	$11,840
BUSINESS MILEAGE & AUTO	$735	$975	($240)	$4,289	$5,930	($1,641)	$11,860
AFFILIATIONS	$282	$400	($118)	$2,277	$2,200	$77	$6,435
SEMINARS/PROF DEVELOPMNT	$0	$300	($300)	$0	$1,800	($1,800)	$3,600
SUBSCRIPTIONS EXP	$0	$0	$0	$0	$135	($135)	$135
PAYROLL TAXES	$2,074	$2,516	($442)	$14,200	$14,116	$84	$29,148
EDC PROGRAM EXPENSE	$100	$0	$100	$21,832	$10,500	$11,332	$18,500
Total Expenses	$52,108	$54,138	($2,030)	$333,433	$327,958	$5,475	$664,400
Net Income	$3,516	($1,645)	$5,161	$38,458	$13,192	$25,266	$0

IMPACT STATEMENT

Economic Development Council of Gainesville - Hall County

GREATER HALL
CHAMBER OF COMMERCE

Economic Development
2023 Year-End Report

December 28, 2023

The Greater Hall Chamber Economic Development Council (EDC) reports 2023 year-end results of **nine new and expanding developments which will add 500 new jobs and $323 million in new capital investment** to Gainesville-Hall County. Since January 1, 2022, a total of 24 new capital investments have been announced with more than 1,700 new jobs and nearly $1.1 billion in new capital investment. The fundamental economic drivers to the local economy indicate that 2024 will feature **better than average economic performance** for Gainesville- Hall County when compared to other metro areas in Georgia and the nation.

Georgia has earned the #1 ranking for its business environment for an unprecedented tenth consecutive year. During that time, **Gainesville-Hall County has been the Top Job producing Metropolitan Area in the State**. In 2023, *Area Development* magazine and *Site Selection* magazine named Gainesville-Hall County one of the Top Small Metros in the Nation for Job Creation and Investment. Similarly, *Forbes* magazine has rated Gainesville-Hall County as one of the "Best Small Places for Business & Careers" for the last nine years. Since 2015, the Chamber's economic development program has assisted **155 new and expanding businesses, which have announced 8,800 jobs and $2.7 billion in new capital investment**.

Most of the jobs and capital investment announced during 2023 are a direct result of the Chamber's cornerstone effort to support existing business and industry. **Existing industry expansions** announced during the year include expansions at Corporate Storage, CMS, Hydro, Mars Wrigley, Eskimo Cold Storage and Big Creek Foods.
Investments in new automation technologies and localizing the supply chain continue to be a trend in the existing industry investments.

New corporate facilities announced in 2023 included facilities for CJ Foodville and RL Cold Logistics. These new facility locations will be under construction in 2024. Additionally, many expansions announced in 2022 were under construction in 2023, including Kubota, King's Hawaiian, Cottrell, Mar-Jac Poultry and Agile Cold Storage. All of these projects are on a timeline to complete construction and begin operations in the year ahead.

At its December 2023 board meeting, The **Georgia Ports Authority** Board approved a $127 million contract to construct the new **Blue Ridge Connector** (BRC) in the first quarter of 2024. The new inland port terminal, located north of Gainesville on Highway 365, will shorten the supply chain for container

shipments between Northeast Georgia and global markets via a new rail connection to the Port of Savannah. Local contractors and subcontractors will play a leading role in the BRC's construction throughout 2024 and 2025, adding to the economic impact in the Gainesville-Hall County business community over the next two years. The Georgia Ports Authority estimates the BRC will begin operations in early 2026.

Food and food-related businesses were heavily featured in the recent expansions, including King's Hawaiian, CJ Foodville, Mars-Wrigley, RL Cold Storage, Big Creek Foods, Mar-Jac Poultry and Agile Cold Storage. Hall County is the top contributor to economic value and employment related to agriculture in Georgia, with an estimated $4.4 billion in agricultural value production and 17,643 jobs related to agricultural production and food processing.
Gainesville-Hall County has one of the nation's highest concentrations of food processing per capita, and it is one of the contributing factors to Hall County's economic resiliency. Hall County's Jaemor Farms is a top commodity producer and one of the largest Agritourism destinations in Georgia, with over one million visitors in 2023.

Major commercial developments that opened in 2023 include Capstone Property Group's mixed-use Courtyard Marriott hotel and The National apartment development, the Gainesville Solis II apartments in downtown Gainesville, Bourbon Brothers, NoFo Brewing, the Midland Housing Development, and the new Jekyll Brewing. **Additional downtown developments** are in the works for 2024, including the Interactive Neighborhood for Kids' planned development in Oakwood and additional Downtown Flowery Branch investments.

The new year will begin with **approximately 3 million square feet of new industrial speculative building developments** in Gainesville, Oakwood, Flowery Branch and Buford available for occupancy in 2024. The region's largest industrial developers are actively building and leasing new space in Hall County, including Pattillo Industrial Real Estate, Logistics Property Company, Crow Holdings, CA Ventures, FD Stonewater, Adams Properties and PB Properties. New industrial investments underway in Hall County will total more than $200 million in real property improvements. Many local firms are employed in the construction of these new industrial developments, and business activity for these firms is forecasted to remain strong well into the new year. The new industrial space will offer opportunities for new and expanding businesses to grow, add jobs, make new investments, and add to bottom-line business growth.

"The Greater Hall Chamber of Commerce's Economic Development results are a reflection of the commitment from business and elected leaders to work together to achieve remarkable things," said **Glennis Barnes**, Area Manager for Georgia Power and 2023-24 Chair of the Chamber's Economic Development Council. "Gainesville- Hall County's long-term success in economic development is a product of community leadership working together on infrastructure planning and investment to support business growth."

In 2024, infrastructure development on Highway 365, the Athens Highway corridor and the **new 1,300-acre Gainesville 85 Business Park** will be important to developing a future place to grow for expanding existing industries and new businesses. Planned infrastructure investments in 2024 include major

investments in roads, water, sewer, gas, and electric distribution, expanding broadband access and investments in Hall County and Gainesville City Schools.

In the most recent 12-month data, the Georgia Department of Labor reports the Gainesville-Hall Metropolitan Area is finishing the year with an **unemployment rate at 2.7%**. The Gainesville-Hall County labor force is at an all- time high of 110,579 as of October 2023. More than 80 employers have job openings posted on the Greater Hall Chamber's website seeking full and part-time employees.

"The Chamber provides a forum for the business community, educators and elected officials to work together on the issues that impact existing industries, small businesses, healthcare, retail and professional services," said **Tim Evans**, Sr. Vice President of Economic Development.

The Greater Hall Chamber of Commerce hosted two job fairs in 2023 and will host a **Spring Job Fair & Career Expo at the Gainesville Civic Center on April 11, 2024**. The job fairs have proven to be beneficial to both employers and those seeking employment. The Fall 2023 Job Fair had some 1,000 job seekers in attendance.

With a growing demand for talent and low unemployment in the Gainesville-Hall County Metropolitan Area, the Greater Hall Chamber, business leaders and educators **remain focused on Work Based Learning and Apprenticeships** for high-skilled career paths in demand by area businesses. During 2023**, Lanier Technical College reached a record enrollment of more than 6,100 students** at the Gainesville campus. Highly skilled talent is much sought-after and Lanier Technical College has a 100% job placement rate for its graduates. The Chamber's Workforce Development Task Force is a partnership with Lanier Technical College, Hall County Schools, Gainesville City Schools, Brenau University, the University of North Georgia, and private businesses. The mission is to ensure businesses can acquire the talent and skills they need for sustainable growth and to replace highly skilled workers as they retire.

Healthcare Services in Gainesville-Hall County enhance quality of life and provide a direct economic impact for an estimated **1.8 million Georgia residents in the 18-county service area**. A 2023 study by the Greater Hall Chamber determined there are **483 regional healthcare providers located in Gainesville-Hall County** that **employ 16,120** and **provide $1.26 billion in annual wages** in the community. The region's largest healthcare provider, Northeast Georgia Health System (NGHS), is headquartered in Hall County and employs more than 11,000 throughout the region as part of a five-hospital system. NGHS is constructing **a major $560 million campus expansion** for the Northeast Georgia Medical Center (NGMC) Gainesville and an expansion to the NGMC Braselton campus estimated at $200 million. NGMC's Graduate Medical Education (GME) Program, in its fifth year, has earned accreditation in Family Medicine, General Surgery, Internal Medicine, OB/GYN, Emergency Medicine, Psychiatry, Cardiovascular Disease and Hospice and Palliative Medicine. Adding to the growing healthcare education programs, Brenau University recently added a Master of Science in Physician Assistant Studies.

Some 99% percent of the 5,326 business establishments in Hall County are small businesses, using the U.S. Small Business Administration's definition of fewer than 500 employees. Approximately 93% of all

businesses employ
fewer than 50 people. Participation in the Chamber's monthly Small Business Seminars has grown in 2023 through virtual and hybrid meetings featuring programs on small business finance, hiring personnel, marketing and other topics important to small business. In its sixth year, the Chamber's **"Certified Small Business Partner"** recognition will be conferred to **20 small business owners** for participating in at least six Small Business Seminars.

###

About Gainesville-Hall County
Gainesville-Hall County, Georgia is a vibrant and growing community located in the foothills of the Blue Ridge Mountains. Surrounded by beautiful Lake Sidney Lanier, the area offers an unparalleled quality of life and a sound economic future for business and industry. Gainesville-Hall County is home to 47 Fortune 500 firms, more than 330 manufacturing and processing concerns, and more than sixty international companies representing twenty-one foreign countries.

For more information on the Chamber's Economic Development Division, contact:
Tim Evans, Sr. Vice President – tim@ghcc.com
Nikki Chandler, Vice President of Existing Industry –
nchandler@ghcc.com Ryan Jackson, Project Manager –
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770-532-6206

www.greaterhallchamber.com

The Gainesville-Hall County Metropolitan Statistical Area (MSA) is among the top 50 fastest growing metros in the nation. Business and industry make long-term investments in our community because of its stability, skilled workforce, visionary leadership and quality of life. We are home to 47 Fortune 500 firms, more than 330 manufacturing and processing concerns, and 60 internationally owned companies representing 21 countries. From 2015 to present, 157 new and expanded businesses generated over 8,800 new jobs and $2.7 billion in new capital investment.

2023 Year End Summary:

- 9 new and expanded announcements:
- $323 million in capital investment
- 500 new jobs
- Many urban redevelopment projects underway in Flowery Branch, Oakwood, Gainesville and Lula

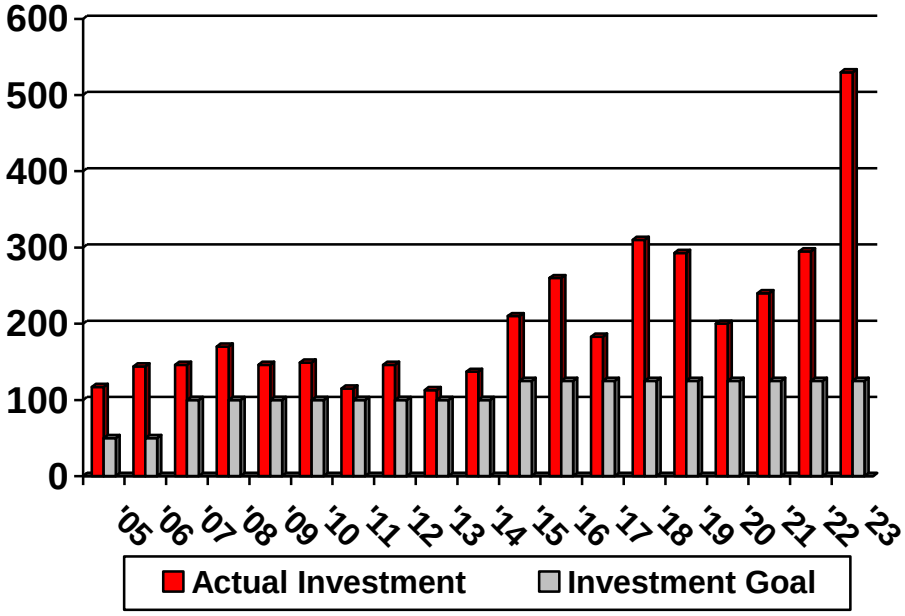
FY 2023 Locations and Expansions

FY 2023				
Company	**Product or Service**	**New or Existing**	**Jobs**	**Investment**
Fox Factory 2021-2022 Expansion	Suspension Systems for Powered Vehicles	Existing	200	$30,000,000.00
Elastron USA	Thermoplastic Elastomers	Existing	20	$46,000,000.00
King's Hawaiian	Pretzel bites	Existing	166	$100,000,000.00
Crow Holdings	Speculative Building	New		$17,000,000.00
Agile Cold Storage - Automated Facility	Automated Freezer Cold Storage	Existing	15	$100,000,000.00
Logistics Property Company	Logistics spec building	New	0	$41,000,000.00
Marjac Poultry	Poultry Processing	Existing	110	$191,000,000.00
Cantrell Mechanical Solutions		Existing		$1,500,000.00
Hydro	Aluminum Extrusions	Existing		$4,000,000.00
Total:			**511**	**$530,500,000**

***Denotes locations in the City of Gainesville**

EDC Investment FY 2003-2023

(investment in millions) 1/30/2024



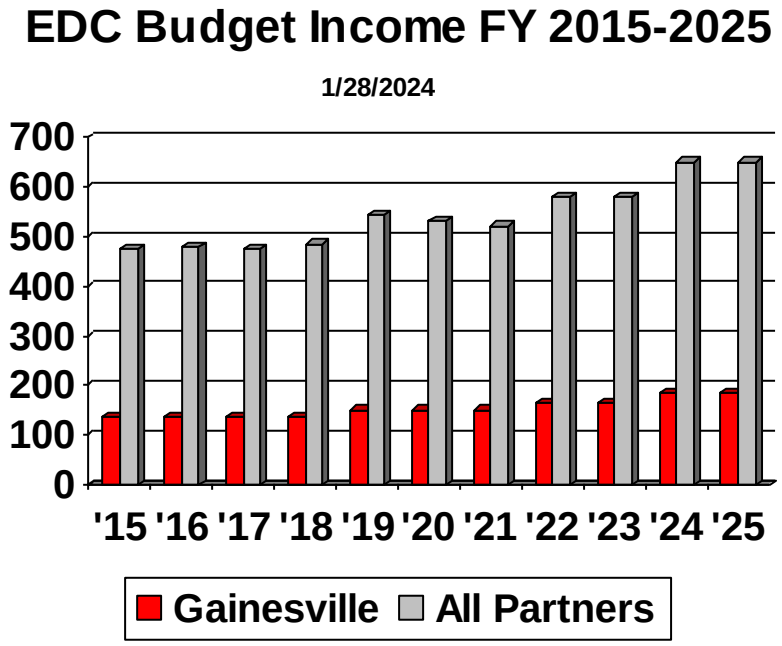

EDC Budget Income FY 2015-2025
1/28/2024
700
600
500
400
300
200
100
0
'15 '16 '17 '18 '19 '20 '21 '22 '23 '24 '25
Gainesville
All Partners

Exhibit "A": Gainesville-Hall County, GA Existing Industries:

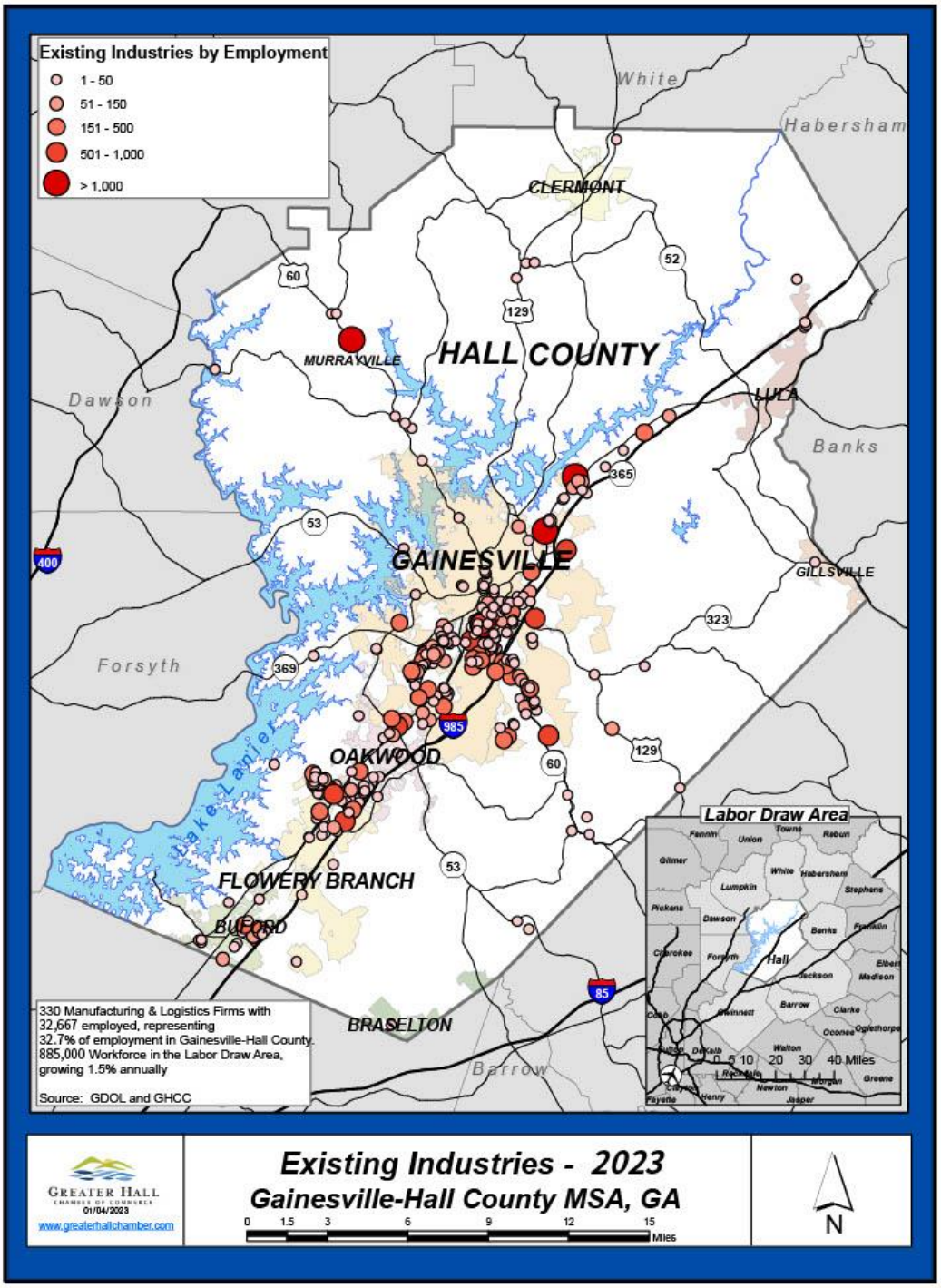
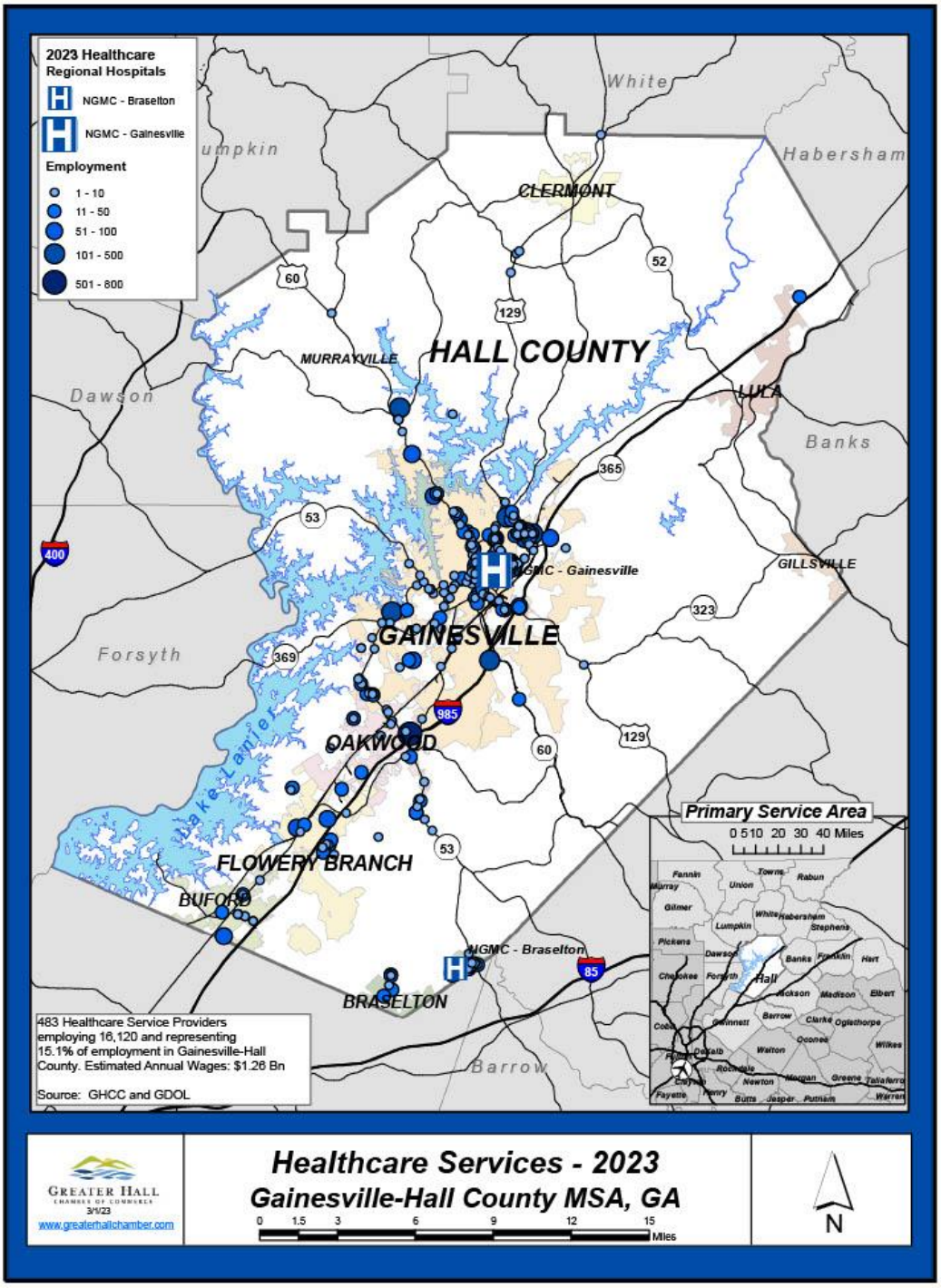


Exhibit "B": Gainesville-Hall County, Healthcare Service Providers:



Greater Hall Chamber - EDC
Balance Sheet

	Dec 31, 2023	June 30, 2023
ASSETS		
Current Assets		
Bank Accounts	501,317.98	510,535.60
Accounts Receivable	(140,283.85)	(170,324.65)
Other Current Assets	10,294.15	8,174.03
Property and Equipment		
Total Property and Equipment	8,573.56	9,526.18
Other Assets		
Total Other Assets	0.00	0.00
Total Assets	**379,901.84**	**357,911.16**

LIABILITIES AND CAPITAL		
Current Liabilities		
Accounts Payable	18,248.24	10,386.77
Accrued Expenses	5,961.66	15,891.10
Deferred Revenues	1,600.00	16,000.00
Total Liabilities	25,809.90	42,277.87
Capital		
Fund Bal - Retained Earnings	115,633.29	63,739.06
Fund Bal - Board Designated	200,000.00	200,000.00
Net Income	38,458.65	51,894.23
Total Capital	354,091.94	315,633.29
Total Liabilities & Capital	**379,901.84**	**357,911.16**

EDC Board Members FY 2024

Term Expiration	First	Last	Company
EDC Chair	Glennis	Barnes	Georgia Power Company
EDC Vice Chair	Tim	McDonald	Lanier Technical College
GHCC Chair	Brett	Fowler	Turner, Wood, & Smith Insurance
GHCC Chair-Elect	Glennis	Barnes	Georgia Power Company
GHCC Immediate Past Chair	William	Bagwell	Homestead Investments
Treasurer	Phil	Bonelli	Regions Bank

Term Expiration	First	Last	Company
Fixed	Ed	Asbridge	City of Flowery Branch, Mayor
Fixed	Benny	Bagwell	Investment Assistance
Fixed	Brian	Barfield	AT&T
Fixed	Dennis	Bergin	City of Lula, City Manager
Fixed	Zach	Propes	Hall County Government
Fixed	Sam	Couvillon	City of Gainesville, Mayor
Fixed	Kit	Dunlap	Greater Hall Chamber of Commerce
Fixed	Heather	Feldman	Georgia Mountains Regional Commission
Fixed	Drew	Stewart	Georgia Power
Fixed	Joe	Thomas	City of Lula, Mayor
Fixed	Richard	Higgins	Hall County Commission, Chairman
Fixed	Anna	Hester	Vision 2030
Fixed	Bryan	Lackey	City of Gainesville, City Manager
Fixed	David	Lee	Jackson EMC
Fixed	Sheri	Millwood	City of Oakwood
Fixed	Tonya	Parrish	City of Flowery Branch, City Manager
Fixed	Carl	Rogers	Lanier Technical College
Fixed	Will	Schofield	Hall County School Board, Superintendent
Fixed	Melissa	Tymchuk	Northeast Georgia Health System
Fixed	B.R.	White	City of Oakwood, City Manager
Fixed	Philip	Wilheit	GHCDA, Wilheit Packaging
Fixed	Dr. Jeremy	Williams	Gainesville City Board of Education, Superintendent
Fixed	Kevin	Hankinson	Georgia Department of Labor

Term Expiration	First	Last	Company
6/30/2024	Danny	Colaris	Hydro
6/30/2024	Cody	Elder	Coca-Cola Bottling Co. United
6/30/2024	Jimbo	Floyd	Turner, Wood & Smith Insurance
6/30/2024	Bill	Hall	Murray Plastics
6/30/2024	Brent	Hoffman	Berkshire Hathaway Commercial Division
6/30/2024	Brandon	Loftus	ZF Gainesville, LLC
6/30/2024	Dr. Kate	Maine	University of North Georgia
6/30/2024	Brian	Rochester	Rochester & Associates
6/30/2024	Pao	Sengkhammee	Zebra Technologies
6/30/2024	Frank	Simpson	Avison Young
6/30/2024	Tread	Syfan	GHCDA, Stewart, Melvin & Frost
6/30/2024	Jody	Wall	Brenau University
6/30/2024	Alex	Wayne	Radial Property Group
6/30/2024	Philip	Wilheit, JR	Wilheit Packaging
6/30/2025	Jimmy	Adams	The Adams Companies
6/30/2025	Floyd	Baldwin	Industrial Properties Group
6/30/2025	Chris	Braswell	The Norton Agency
6/30/2025	Dan	Carey	Truist
6/30/2025	Doug	Carter	Don Carter Realty Company
6/30/2025	Brian	Daniel	Carroll Daniel Construction Company
6/30/2025	Terry	Merck	American Yazaki Corp
6/30/2025	McKenzie	Murdock	Liberty Utilities
6/30/2025	Tate	O'Rouke	Jackson EMC
6/30/2025	Mulham	Shbeib	Mar-Jac Poultry, Inc.
6/30/2025	Terry	Spicer	King's Hawaiian
6/30/2025	Phil	Sutton	Kubota Manufacturing of America
6/30/2025	Greg	Vitek	Workforce Strategies Group
6/30/2025	R.K.	Whitehead	Whitehead Die Casting
6/30/2025	Arrik	Williams	Tatsumi Intermodal USA, Inc.
6/30/2025	John	Wright	Fieldale Farms

Gainesville-Hall County Economic Development Council
FY 2024 Marketing Plan

Mission Statement: The Gainesville-Hall County Economic Development Council facilitates quality job creation and new investment in the Gainesville-Hall County MSA through business recruitment efforts, encouraging existing business expansion and retention, supporting small businesses and attracting new retail development.

The EDC will coordinate programs, resources and support to help small businesses, our partners and existing industries to address shared issues. For FY 24, much of our mission and priorities remain unchanged, but the manner in which we achieve our goals and objectives will continue to combine traditional meetings and events with virtual meetings.

EDC Targets:

Targeted Business Recruitment Sectors (Diversification): Headquarters, Life Sciences, Medical Devices, Technology Companies, Advanced Manufacturing, Data Centers, International Companies.

Targeted Business Recruitment Sectors (Core Growth): Automotive, Financial Services, Fabricated Metals, Plastics, Select Food Products.

Business Recruitment Partners: Commercial Brokers, Site Location Consultants, Statewide Developers, Existing Industries, EDC Partners.

Existing Industry Program Targets: Existing Industry clusters and all Gainesville-Hall County manufacturers, processors, logistics and regional/national service companies.

Workforce Development: Collaborate with area employers, educators, housing developers and leaders to develop the next generation of talent needed to sustain the community's economic development efforts.

Destination Retail: Regional retail services and quality retail development that will generate new sales tax income for public education and local governments.

Small Business Targets: Coordinate efforts with key partners to provide professional assistance and services to entrepreneurs, small businesses and start-ups.

Downtown Development Targets: The EDC has a focused effort with downtown hotel, residential and mixed-use developers to support downtown development activity in Gainesville, Flowery Branch and Oakwood.

Redevelopment and reuse of historic buildings: Adaptive reuse of historic buildings can preserve our past, add needed supply in a tightening market and address the blight that can surround vacant buildings.

EDC Goals: To generate new investment, encourage new job creation, increase sales tax revenue in Gainesville-Hall County and develop future economic development product.

EDC Objectives: $150,000,000 investment (stretch goal: $175,000,000 investment); 500 jobs and 100 acres of new commercial/industrial development for FY 2024.

Sales and Marketing Efforts:

For FY 2024, supporting existing businesses will be a high priority. Despite some national economic headwinds, the pipeline of business expansion and recruitment of new capital investment is robust and projected to remain strong for Gainesville-Hall County. Workforce development remains a high priority for the EDC's marketing and sales efforts. As always, the EDC will service business recruitment and expansion prospects; encourage apprenticeships, skills-focused boot camps and Work Based Learning; address existing industry needs; support small business and entrepreneurship programs and encourage retail development.

Economic Development results are the product of sales and marketing efforts. Sales efforts by the EDC staff are the result of addressing defined project needs of the EDC's targeted customer groups (e.g. new and existing businesses, retail developers). Marketing efforts for the EDC are the proactive efforts to brand the community, network, target desired results and generate measurable sales activity and results. EDC efforts in sales and marketing for FY 2024 will reflect the current economic environment:

- The EDC has a full-time effort to support small business and entrepreneurship. The highly successful Small Business Success seminar series is growing, in part, due to good programming and the Certified Small Business recognition for participants.
- The EDC will continue to support redevelopment efforts by the business community and local governments are reinventing our downtowns with new residential, retail, restaurants and entertainment.
- The EDC will conduct 50-60 one-on-one existing industry interviews to confidentially meet and address individual needs. EDC staff identifies shared issues and solutions to support our plant managers and owners, human resources and safety managers.
- The EDC will continue to support the long-term Workforce Development Initiative to collaborate with area employers, educators and leaders for talent development. Efforts will focus on Apprenticeships, skills-focused boot camps, Work Based Learning and the seventh-grade career fairs.
- The EDC has a partnership with the state's economic development marketing efforts in life sciences and international business recruitment. These sectors fit well with Gainesville-Hall County's strengths and strategic vision.
- The EDC will continue to coordinate efforts with the Georgia Ports Authority's development of the new Northeast Georgia Inland Port Terminal, due to begin construction in 2024 and be operational in 2026.
- Development plans are underway for new business/industrial parks for delivery in 2024: CA Ventures recently developed an additional 600,000 sf in Flowery Branch in Falcon II. FD Stonewater is developing 165,000 sf of industrial space in Gateway Industrial Centre. Crow Holdings has plans for two more building in Oakwood and is constructing 275,000 in Gainesville. Logistics Property Company developed has plans for two large multi-tenant building in Gainesville 85 Business Park. Pattillo Industrial Real Estate is adding to their 50 years of developing in Hall County with a build-to-suit for an 18-acre site in Flowery Branch.
- The EDC will upgrade the GIS based resource,"GURU," to use the same sites and buildings platform used by our partners in the statewide economic development community.
- The EDC coordinates business missions of Hall County business leaders to meet with the home offices for our international subsidiaries with a Hall County presence.
- The EDC staff will continue to work closely with the Gainesville and Hall County Development Authority to coordinate marketing and development efforts for Gateway Industrial Centre, the Gainesville 85 Business Park and other available sites and buildings.
- The EDC will encourage the momentum of steady retail growth on retail corridors throughout Hall County. The additional SPLOST dollars generated from new retail development provides an excellent return to citizens and supports education and infrastructure.
- The EDC has a coordinating role in the external marketing of Gainesville-Hall County with media and economic development partners.

FY 2024 Marketing Action Plan

June 28	Industry Roundtable - Marel
July	No EDC Meeting
July 11	Small Business Seminar – SBDC
July 12	Human Resource (HR) Council
July 19	Issues Committee
August 8	Small Business Seminar – Building Your Team (SCORE)
August 9	Human Resource (HR) Council
August 11	EDC – Jackson EMC
August 16-17	GDEcD Board Meeting in Gainesville
August 16	Issues Committee
August 21	GEDA – Gainesville @ Boot Barn Hall
August/September	Safety Council
September	Gainesville-Hall County Feature in Georgia Trend October Issue, Published
September 8	EDC – Jackson EMC
September 12	Small Business Seminar -
September 13	HR Council
September 14	Fall Job Fair, Gainesville Civic Center
September 20-23	Georgia Economic Developers Association Annual Meeting, Savannah
September	Regional Education (REED) Summit at UNG Dahlonega
September 20	Issues Committee
September	2023 Wage & Benefit Report Published
October	Industry Roundtable
October 4	HealthSmart Expo at Lanier Tech
October 10	Small Business Resource Fair (Speaker TBD)
October	Workforce Development – Luncheon
October 11	HR Council
October 11-14	MOTUL Petit Le Mans and Fox Factory 120 at Michelin Raceway Road Atlanta

October 13	EDC – Jackson EMC
October 16	GEDA
October 18	Issues Committee
November 2	Commercial Real Estate Update – CDCC
November 7	Small Business Seminar
November 8	HR Council
November 10	EDC
November 13	GEDA November Monthly Meeting – Annual Awards, Atlanta
November	Farm City Breakfast – North Hall Community Center
November 15	2023 Industry Appreciation Awards
November 15	Issues Committee
November 27	Gainesville-Hall County Economic Development Update, Georgia Experience Center
November 30	SHBC – Economic Development Update
December	**No EDC meeting; No HR Council**
December 12	Japan-America Society of Georgia's 2021 Bonenkai Holiday Celebration, Atlanta
December	Terry College of Business Georgia Economic Outlook, Atlanta
December	2024 Economic Development Report and 2024 Industrial Directory, Published
December	Leadership Hall County Industry and Economic Development Program
December 14	GHCC Annual Eggs & Issues Breakfast, Lanier Technical College
December 7	Leadership Hall – Economic Development Day
December 12	Small Business Seminar
December 14	Article on 2023 Year End Economic Development Activity, Business Link January Issue
December 20	Issues Committee
January	Website Updates and Revisions
January	Georgia Chamber of Commerce's Annual Eggs & Issues Breakfast, Atlanta
January	Safety Council
January 9	Small Business Seminar

January 10	HR Council
January 12	EDC – Jackson EMC
January 17	Issues Committee
January 22	GEDA – Atlanta
January 30 – Feb 1	International Production and Processing Exposition, Atlanta
January 24	Marketing Workshop, Brenau University
February 1	Business Expo, Lanier Technical College
February 7	HR Council
February 9	EDC
February 13	Small Business Seminar
Feb/ March	Annual State of the Ports – Savannah, Brunswick
February 19	GEDA – Atlanta
February 21	Issues Committee
March	Industry Roundtable
Feb 28 – March 15	Workforce Development – 7th Grade Career Path Fair, Brenau (Feb 27-28) Lanier Technical College (Mar 5-7), UNG (Mar 14-15).
March 8	EDC
March 12	Small Business Seminar
March 13	Human Resource (HR) Council
March 18	GEDA – Atlanta
March 20	Healthy Hall Awards Luncheon, Lanier Technical College
March 20	Issues Committee
March	Workforce Development – 7th Grade Career Path Fair, UNG and Brenau – Gainesville
March 26	Commercial Real Estate Program, Sponsored by Jackson EMC
March 28	Chamber Chase 5K @ Riverside Military Academy
April	Safety Council
April 9	Small Business Seminar
April 10	HR Council
April 11	Spring Job Fair, Gainesville Civic Center

April 12	EDC
April	Feature Celebrating National Small Business Week (May 5-11, 2024), Business Link May Issue
April 9	GHCC Annual Transportation Forum, UNG – Gainesville
April 17	Issues Committee
April 22	GEDA – Atlanta
April 23	Ag Awards @ Jaemor Farms
April 26	Hackers Holiday Golf Tournament, Lanier Islands
May 16	116th GHCC Annual Meeting & Gala, Chattahoochee Country Club
May 7	Small Business Seminar
May 8	HR Council
May 10	EDC
May 15	Issues Committee
May 16	Georgia Logistics Summit – Savannah
May 22-24	GEDA Spring Workshop
May/June	Commercial Real Estate Program – Sponsored by Georgia Power
June	202 Economic Development Report, Updated
June	Website Updates and Revisions
June 7	EDC
June 11	Small Business Seminar
June 12	HR Council
June 15-27	Gainesville-Hall County Korea/Japan Business Mission
June 17	GEDA - Atlanta
June 19	Issues Committee
Ongoing	Existing Industry Calls, Industry Roundtable, Safety Council (Quarterly), Workforce Development Task Force
Ongoing	Marketing to Commercial Brokers, Consultants and Statewide Developers
Ongoing	Calls to GDEcD, GPC, GPA, GEMC, ECG, AGL, MACOC, NS, CSX, GDOL, GDOT and Consultants

Other Marketing Plan Items:

- Available Buildings and Sites Program
- Commercial/Industrial Land
- Existing Industry Spotlight in the Business Link
- Existing Industry Speakers at EDC
- Creative Collateral (Print and Web) for Existing Industries, Prospects and Retail
- Video Content
- MailChimp/Constant Contact Updates to Partners
- Mailings to Statewide Project Managers, Brokers and Consultants
- Prospect Visits
- Prospect/Existing Industry Related Travel
- Social Media Updates

GREATER HALL
CHAMBER OF COMMERCE

Greater Hall Chamber of Commerce, Inc.
(A Nonprofit Organization)

Financial Statements
With Independent Auditor's Report

For the Years Ended June 30, 2023 and 2022

GREATER HALL CHAMBER OF COMMERCE, INC.
Financial Report
For the Years Ended June 30, 2023 and 2022

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Independent Auditor's Report

To the Board of Directors
Greater Hall Chamber of Commerce, Inc.

Opinion

We have audited the accompanying combined financial statements of Greater Hall Chamber of Commerce, Inc. (a nonprofit organization), which comprise the combined statements of financial position as of June 30, 2023 and 2022, and the related combined statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the combined financial statements referred to above present fairly, in all material respects, the financial position of Greater Hall Chamber of Commerce, Inc. and affiliates as of June 30, 2023 and 2022, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Greater Hall Chamber of Commerce, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the combined financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the combined financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Greater Hall Chamber of Commerce, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the combined financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the combined financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the combined financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Greater Hall Chamber of Commerce, Inc.'s internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the combined financial statements.

- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Greater Hall Chamber of Commerce, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Blair C. Diaz, CPA, PC

BLAIR C. DIAZ, CPA, PC
Gainesville, Georgia
September 25, 2023

GREATER HALL CHAMBER OF COMMERCE, INC.
Consolidated Statements of Financial Position
As of June 30, 2023 and 2022

ASSETS

	2023	2022
Current Assets		
Cash and cash equivalents	$ 2,181,274	$ 2,163,996
Investments	1,884,338	1,479,563
Current portion of promises to give, net	320,572	342,104
Other receivables	27,380	9,306
Prepaid expenses	35,132	29,801
Total Current Assets	4,448,696	4,024,770
Noncurrent Assets		
Property and equipment, net	1,560,041	1,597,896
Long-term portion of promises to give, net	162,633	447,665
Total Noncurrent Assets	1,722,674	2,045,561
TOTAL ASSETS	$ 6,171,370	$ 6,070,331

LIABILITIES AND NET ASSETS

Liabilities		
Accounts payable	$ 18,685	$ 6,710
Security deposit held	2,500	2,500
Accrued expenses	64,200	63,144
Deferred revenue	334,029	293,450
Total Liabilities	419,414	365,804
Net Assets		
Without Donor Restrictions		
Undesignated	5,012,323	4,679,862
Board designated	577,000	577,000
Total Without Donor Restrictions	5,589,323	5,256,862
With Donor Restrictions	162,633	447,665
Total Net Assets	5,751,956	5,704,527
TOTAL LIABILITIES & NET ASSETS	$ 6,171,370	$ 6,070,331

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE, INC.
Consolidated Statement of Activities
For the Year Ended June 30, 2023
(With Comparative Totals For the Year Ended June 30, 2022)

	Without Donor Restrictions	With Donor Restrictions	Total 2023	Total 2022
Revenues, Gains & Support:				
Contributions	$ 71,824	-	$ 71,824	$ 153,021
Contributions - in-kind	190,878	-	190,878	217,889
Membership dues	532,499	-	532,499	539,336
Government contracts and grants	385,000	-	385,000	385,000
Program revenue	338,489	-	338,489	312,860
Rental income	30,825	-	30,825	27,873
Special events	195,044	-	195,044	155,115
Mngmt/Accounting services revenue	17,400	-	17,400	15,900
Sales and commissions, net	7,201	-	7,201	4,848
Miscellaneous income	54,664	-	54,664	7,114
Investment income/(loss), net	178,046	-	178,046	(199,313)
Net assets released from restrictions:				
Time restrictions met	285,032	(285,032)	-	-
Total Revenue, Gains & Support	2,286,902	(285,032)	2,001,870	1,619,643
Expenses:				
Cost of direct benefit to donors	82,438	-	82,438	58,843
Program Services				
General Chamber Activities	904,771	-	904,771	877,562
Economic Development	539,274	-	539,274	663,721
Total Program Services	1,444,046	-	1,444,046	1,541,283
Supporting Services				
Management and general	252,181	-	252,181	181,656
Membership development	111,973	-	111,973	110,453
Fundraising	63,804	-	63,804	60,834
Total Supporting Services	427,957	-	427,957	352,943
Total Expenses	1,954,441	-	1,954,441	1,953,069
Increase(Decrease) in Net Assets	332,461	(285,032)	47,429	(333,426)
Net Assets, Beginning of Year	5,256,862	447,665	5,704,527	6,037,953
Net Assets, End of Year	$ 5,589,323	$ 162,633	$ 5,751,956	$ 5,704,527

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE, INC.
Consolidated Statement of Activities
For the Year Ended June 30, 2022

	Without Donor Restrictions	With Donor Restrictions	Totals
Revenues, Gains & Support:			
Contributions	$ 12,495	$ 140,526	$ 153,021
Contributions - in-kind	217,889	-	217,889
Membership dues	539,336	-	539,336
Government contracts and grants	385,000	-	385,000
Program revenue	312,860	-	312,860
Rental income	27,873	-	27,873
Special events	155,115	-	155,115
Mngmt/Accounting services revenue	15,900	-	15,900
Sales and commissions	4,848	-	4,848
Miscellaneous income	7,114	-	7,114
Investment income	(199,313)	-	(199,313)
Net assets released from restrictions:			
Time restrictions met	420,969	(420,969)	-
Total Revenue, Gains & Support	1,900,086	(280,443)	1,619,643
Expenses:			
Cost of direct benefit to donors	58,843	-	58,843
Program Services			
General Chamber Activities	877,562	-	877,562
Economic Development	663,721	-	663,721
Total Program Services	1,541,283	-	1,541,283
Supporting Services			
Management and general	181,656	-	181,656
Membership development	110,453	-	110,453
Fundraising	60,834	-	60,834
Total Supporting Services	352,943	-	352,943
Total Expenses	1,953,069	-	1,953,069
Increase(Decrease) in Net Assets	(52,983)	(280,443)	(333,426)
Net Assets, Beginning of Year	5,309,845	728,108	6,037,953
Net Assets, End of Year	$ 5,256,862	$ 447,665	$ 5,704,527

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE, INC.
Consolidated Statement of Functional Expenses
For the Year Ended June 30, 2023 (with Comparative Totals for 2022)

	Program Services			Supporting Services					
	General Chamber	Economic Development	Total Programs	Management and General	Membership Development	Fundraising	Total Supporting	2023 Grand Totals	2022 Grand Totals
Compensation and related expenses:									
Salaries and wages	$ 372,872	$ 324,052	$ 696,924	$ 115,306	$ 72,586	$ 34,655	$ 222,547	$ 919,471	$ 897,182
Group insurance	33,000	28,680	61,680	10,205	6,424	3,067	19,696	81,376	87,882
Payroll taxes	27,191	23,631	50,822	8,408	5,293	2,527	16,228	67,050	68,219
Retirement plan contributions	12,292	10,683	22,975	3,801	2,393	1,142	7,336	30,311	34,098
Total compensation and related expenses	445,355	387,046	832,401	137,720	86,696	41,391	265,807	1,098,208	1,087,381
Member programs:									
Business Expo	15,045	-	15,045	-	-	-	-	15,045	12,272
Job Fair	25,469	-	25,469	-	-	-	-	25,469	19,736
Leadership Hall	35,708	-	35,708	-	-	-	-	35,708	25,362
Education & Community Development	5,831	3,974	9,805	-	-	-	-	9,805	12,436
Industry Appreciation	-	6,439	6,439	-	-	-	-	6,439	-
Other programs	65,038	8,660	73,698	-	-	-	-	73,698	69,580
Total member programs	147,091	19,073	166,164	-	-	-	-	166,164	139,386
Operating expenses:									
Accounting and professional fees	-	-	-	16,689	-		16,689	16,689	13,733
Advertising, marketing and promotion	5,222	5,687	10,909	-	5,222	-	5,222	16,131	40,358
Bank charges	-	-	-	15,115	-	-	15,115	15,115	16,893
Board of directors expenses	-	-	-	13,360	-	-	13,360	13,360	10,639
Business development	-	8,174	8,174	-	-	-	-	8,174	6,298
Contract services	37,309	21,779	59,088	-	-	-	-	59,088	67,987
Depreciation	23,322	20,269	43,591	7,212	4,540	2,168	13,920	57,511	61,859
Dues, subscriptions, and affiliations	7,096	5,209	12,305	-	-	-	-	12,305	12,641
Insurance	-	-	-	11,181	-	-	11,181	11,181	9,678
Miscellaneous	1,082	70	1,152	-	-	-	-	1,152	5,290
Office expenses	8,155	7,087	15,243	2,522	1,588	758	4,867	20,110	19,876
Postage and mailing	6,539	5,683	12,222	2,022	1,273	608	3,903	16,125	18,720
Printing	158,602	782	159,384	-	-	-	-	159,384	187,930
Professional development	-	1,928	1,928	-	-	-	-	1,928	4,059
Rental and storage	-	-	-	3,569	-	-	3,569	3,569	3,711
Repairs and maintenance	25,511	22,170	47,681	7,889	4,966	2,371	15,226	62,907	57,266
Special events	-	-	-	-	-	12,838	12,838	12,838	9,388
Taxes and licenses	-	-	-	22,690	-	-	22,690	22,690	27,743
Telephone	8,920	7,752	16,672	2,759	1,737	829	5,325	21,997	11,846
Travel	9,102	7,910	17,012	2,815	1,772	846	5,433	22,445	19,676

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE, INC.
Consolidated Statement of Functional Expenses
For the Year Ended June 30, 2023 (with Comparative Totals for 2022)

	Program Services			Supporting Services					
	General Chamber	Economic Development	Total Programs	Management and General	Membership Development	Fundraising	Total Supporting	2023 Grand Totals	2022 Grand Totals
Utilities	7,181	6,241	13,421	2,221	1,398	667	4,286	17,707	18,985
Website and internet	14,284	12,414	26,698	4,417	2,781	1,328	8,526	35,224	42,883
Total operating expenses	312,325	133,155	445,480	114,461	25,277	22,413	162,150	607,630	667,459
Total expenses	$ 904,771	$ 539,274	$ 1,444,045	$ 252,181	$ 111,973	$ 63,804	$ 427,957	$ 1,872,002	$ 1,894,226

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE, INC.
Consolidated Statement of Functional Expenses
For the Year Ended June 30, 2022

	Program Services			Supporting Services				
	General Chamber	Economic Development	Total Programs	Management and General	Membership Development	Fundraising	Total Supporting	Grand Totals
Compensation and related expenses:								
Salaries and wages	$ 323,692	$ 402,019	$ 725,711	$ 66,342	$ 70,646	$ 34,483	$ 171,471	$ 897,182
Group insurance	31,707	39,379	71,086	6,498	6,920	3,378	16,796	87,882
Payroll taxes	24,613	30,568	55,181	5,044	5,372	2,622	13,038	68,219
Retirement plan contributions	12,302	15,279	27,581	2,521	2,685	1,311	6,517	34,098
Total compensation and related expenses	392,314	487,245	879,559	80,405	85,623	41,794	207,822	1,087,381
Member programs:								
Business Expo	12,272	-	12,272				-	12,272
Job Fair	19,736	-	19,736	-	-	-	-	19,736
Leadership Hall	25,362	-	25,362	-	-	-	-	25,362
Education & Community Development	-	12,436	12,436	-	-	-	-	12,436
Other	69,580	-	69,580	-	-	-	-	69,580
Total member programs	126,950	12,436	139,386	-	-	-	-	139,386
Operating expenses:								
Accounting and professional fees	-	-	-	13,733	-	-	13,733	13,733
Advertising, marketing and promotion	3,207	33,944	37,151	-	3,207	-	3,207	40,358
Bank charges	-	-	-	16,893	-	-	16,893	16,893
Board of directors expenses	-	-	-	10,639	-	-	10,639	10,639
Business development	-	6,298	6,298	-	-	-	-	6,298
Contract services	66,245	1,742	67,987	-	-	-	-	67,987
Depreciation	22,318	27,718	50,036	4,574	4,871	2,378	11,823	61,859
Dues, subscriptions, and affiliations	7,844	4,797	12,641	-	-	-	-	12,641
Insurance	-	-	-	9,678	-	-	9,678	9,678
Miscellaneous	3,156	-	3,156	285	1,849	-	2,134	5,290
Office expenses	7,170	8,907	16,077	1,470	1,565	764	3,799	19,876
Postage and mailing	6,754	8,388	15,142	1,384	1,474	720	3,578	18,720
Printing	187,215	715	187,930	-	-	-	-	187,930
Professional development	35	4,024	4,059	-	-	-	-	4,059
Rental and storage	-	-	-	3,711	-	-	3,711	3,711
Repairs and maintenance	20,661	25,660	46,321	4,235	4,509	2,201	10,945	57,266
Special events	-	-	-	-	-	9,388	9,388	9,388

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE, INC.
Consolidated Statement of Functional Expenses
For the Year Ended June 30, 2022

	Program Services			Supporting Services				
	General Chamber	Economic Development	Total Programs	Management and General	Membership Development	Fundraising	Total Supporting	Grand Totals
Taxes and licenses	-	-	-	27,743	-	-	27,743	27,743
Telephone	4,274	5,308	9,582	876	933	455	2,264	11,846
Travel	7,099	8,817	15,916	1,455	1,549	756	3,760	19,676
Utilities	6,849	8,507	15,356	1,404	1,495	730	3,629	18,985
Website and internet	15,471	19,215	34,686	3,171	3,378	1,648	8,197	42,883
Total operating expenses	358,298	164,040	522,338	101,251	24,830	19,040	145,121	667,459
Total expenses	$ 877,562	$ 663,721	$ 1,541,283	$ 181,656	$ 110,453	$ 60,834	$ 352,943	$ 1,894,226

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE, INC.
Consolidated Statements of Cash Flows
For the Years Ended June 30, 2023 and 2022

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Increase (decrease) in net assets	$ 47,429	$ (333,426)
Adjustments to reconcile increase in net assets to net cash provided by operating activities		
Depreciation	57,511	61,859
Unrealized (gain)/loss	(109,093)	345,059
Realized (gain)/loss	-	(117,352)
(Increase) decrease in operating assets		
Inventory	-	3,407
Promises to give receivable	306,564	265,849
Other receivables	(18,074)	(7,076)
Prepaid expenses	(5,331)	(13,548)
Increase (decrease) in operating liabilities		
Accounts payable	11,975	(13,564)
Security deposit held	-	300
Accrued expenses	1,056	(37,112)
Deferred revenue	40,579	(18,946)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	332,616	135,450
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of capital assets	(19,655)	(27,741)
Proceeds from the sale of investments	-	929,884
Purchase of investments	(295,683)	(1,457,271)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(315,338)	(555,128)
CASH FLOWS FROM FINANCING ACTIVITIES		
NONE	-	-
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	-	-
Increase (decrease) in cash and cash equivalents	17,278	(419,678)
CASH & CASH EQUIVALENTS, BEGINNING OF YEAR	2,163,996	2,583,674
CASH & CASH EQUIVALENTS, END OF YEAR	$ 2,181,274	$ 2,163,996
Supplemental Information:		
Cash paid for:		
Interest	$ -	$ -
Income taxes	$ -	$ 9,215

The accompanying notes are an integral part of these financial statements.

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT POLICIES

Nature of Operations:
At Greater Hall Chamber of Commerce, Inc. ("the Chamber" or "the Organization"), a nonprofit organization, our mission is to improve the overall business climate for our members' growth, promote community development, facilitate political action, and enhance the quality of life. Membership consists of individuals, businesses, and other organizations interested in the development and promotion of Hall County, Georgia. Our primary sources of revenue are membership dues, HALLmark investments, government contracts for service, and revenue from programs and special events.

Description of Programs:
General Chamber Activities (includes Membership Services, Education/Community Development, and Government Affairs)
Membership Services strive to increase the membership base by providing programs and events that are of interest to members and to help grow their businesses. Education goals include investing and engaging in intensive education for workplace development programs to fulfill future and current labor needs; enhancement of school-to-work programs and business and educational partnerships. Community Development is involved with the promotion of VISION 2030 (long-term community initiatives), Agribusiness, Healthcare and Community Beautification. Government Affairs purpose is to facilitate political cooperation that will promote a unified Gainesville/Hall County; study and address issues that affect business and the community; strengthen public/private partnerships in economic development, leadership, and community issues; provide an arena in which government partnerships can be created to address needed infrastructure in all areas of Gainesville and Hall County; enhance communications and partnerships with local/state/U.S. elected officials; study and facilitate action for healthcare issues in state legislature and in U.S. Congress and sponsor timely public forums for political candidates. We conduct many programs for the community and its members annually, including:

- VISION 2030/Board Committees/Initiatives
- Leadership Hall/Youth Leadership/Senior Leadership (The Wisdom Project)
- Partners in Education
- Business After Hours/Business Before Hours
- South Hall Business Coalition
- Job Fairs
- Workshops, Trade Shows
- Leads Group Meetings
- Visitors Center
- Agribusiness Committee & Events
- Workforce Development Task Force
- Healthcare Committee
- Ambassador Council
- Small Business Seminars
- HallMark 2015-2020 & 2020-2025
- Annual Membership Events: Chamber Chase 5K, Hacker's Golf Tournament, Annual Meeting & GALA, HealthSmart Expo, Business Expo
- Beautification Committee
- Issues Committee
- Annual Eggs & Issues Legislative Breakfast
- Annual State Legislative Event
- Healthcare Forums/Events
- Healthy Hall Awards
- Local Government monitoring
- Monitor water / wastewater issues
- Monitor transportation issues
- Monitor local, state, and federal legislation
- Special Community Issues (SPLOST, TADS, Impact fees, etc.)
- Special Real Estate Meetings
- Marketing Seminars
- Drugs Don't Work

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT POLICIES (continued)

Economic Development

The Economic Development Council's mission is to create jobs by bringing in new business to Gainesville/Hall County, to work with government partners and existing industry to grow their businesses, and to provide services to small businesses. Through contractual agreements with government and business partners, attract and recruit new business and industry, support expansion of existing business and industry, market the community, and encourage broad-based community support for quality economic growth and development. The following are some of the events and functions conducted by the Economic Development Council to accomplish its mission:

- Economic Development Program (New and Existing Business)
- Visits to existing industry locally & globally
- Small Business Seminars & Resources
- Small Business Council
- Regular Meeting of the Economic Development Council
- Workforce Development Initiatives
- Annual Transportation Forum
- Manufacturing Appreciation Events
- Industry Round Table
- Commercial Real Estate Quarterly Meeting
- Government Relations
- Small Business Expo (Annually)
- Industry Roundtable
- Safety Council
- Drugs Don't Work Program
- Industry Appreciation Annual Event
- ICSC Meetings
- Human Resources Council
- GEDA Meetings

Principal of Consolidation

The consolidated financial statements include the accounts of Greater Hall County Chamber of Commerce, Inc. and Greater Hall County Chamber Foundation, Inc. because Greater Hall County Chamber of Commerce, Inc. has both control and an economic interest in the foundation. All significant intercompany accounts and transactions have been eliminated in consolidation. Unless otherwise noted, these consolidated entities are hereinafter referred to as "the Chamber" or "the Organization".

Cash and Cash Equivalents

We consider all highly liquid financial instruments with original maturities of three months or less, which are neither held for nor restricted by donors for long-term purpose, to be cash and cash equivalents.

Investments

Investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair values in the statement of financial position. Net investment return/(loss) reported in the statements of activities and consists of interest and dividend income, realized and unrealized capital gains and losses, less external and direct internal investment expenses (see Note 4).

Inventory

Inventory is comprised of personal protective equipment (PPE) offered for sale to Chamber members at cost. It is stated at cost.

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT POLICIES (continued)

Promises to Give

We record unconditional promises to give that are expected to be collected within one year at net realizable value. Unconditional promises to give expected to be collected in future years are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of the discounts is included in contribution revenue in the statements of activities. We determine the allowance for uncollectible promises to give based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Promises to give are written off when deemed uncollectible. The allowance is based on prior years' experience and management's analysis of specific promises made.

Property and Equipment

We record property and equipment additions over $1,000 at cost, or if donated, at fair value on the date of donations. Depreciation is computed using primarily the straight-line method over the estimated useful lives of the assets ranging from 3 – 40 years. When assets are sold or otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any resulting gain or loss is included in the statements of activities. Costs of maintenance and repairs that do not improve the useful lives of the respective assets are expensed currently.

We review the carrying values of property and equipment for impairment whenever events or circumstances indicate the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. When considered impaired, an impairment loss is recognized to the extent carrying value exceeds the fair value of the asset. There were no indicators of asset impairment during the years ended June 30, 2023 and 2022.

Net Assets

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor- or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor- (or certain grantor-) imposed restrictions.

Net Assets with Donor Restrictions – Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. We report contributions restricted by donors as increases in net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends, or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

We report conditional contributions restricted by donors as increases in net assets without donor restrictions if the restrictions and conditions expire simultaneously in the reporting period.

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT POLICIES (continued)

Revenue and Revenue Recognition

Membership dues are recognized as revenue ratably over the term of the membership period. Amounts not yet earned by the end of the year are reported as deferred revenue. Program revenue is recognized when the service is provided to the recipient.

We recognize contributions when cash, securities or other assets, an unconditional promise to give, or a notification of a beneficial interest is received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend are substantially met.

Program revenue is recognized in the fiscal year in which the program is conducted. Revenue from contracts with local governments is recognized over the term of the services provided.

Donated Services and In-Kind Contributions

Contributed nonfinancial assets include donated professional services, donated supplies, and other in-kind contributions which are recorded at the respective fair values of the goods or services received. In addition to contributed nonfinancial assets, volunteers contribute significant amounts of time to our program services, administration and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by generally accepted accounting principles. Contributed goods are recorded at fair value at the date of donation. We record donated professional services at the respective fair values of the services received (see Note 11).

Advertising Costs

Advertising costs are expensed as incurred, and approximated $16,131 and $40,358 during the years ended June 30, 2023 and 2022, respectively.

Functional Allocation of Expenses

The costs of program and supporting services activities have been summarized on a functional basis in the statements of activities. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Directly identifiable expenses are charged to programs and supporting services. Expenses related to more than one function have been allocated among the programs and supporting services. Management and general expenses include those expenses that provide for the overall support and direction of the Organization.

The expenses that are allocated include compensation and related expenses, depreciation, office, occupancy, travel, and website/technology expenses, which are based on estimates of time and effort.

NOTE 1 – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNT POLICIES (continued)

Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires us to make estimates and assumptions that affect certain reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates, and those difference could be material.

Financial Instruments and Credit Risk

We manage deposit concentration risk by placing cash money market accounts and certificates of deposits with financial institutions believed by us to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. To date, we have not experienced losses in any of these accounts. Credit risk associated with accounts receivable and promises to give is considered to be limited due to high historical collection rates. Investments are made by diversified investment managers whose performance is monitored by us and the investment committee of the Board of Directors. Although the fair values of the investments are subject to fluctuation on a year-to-year basis, we and the investment committee believe that the investment policies and guidelines are prudent for the long-term welfare of the organizations.

Reclassifications

Certain reclassifications of amounts previously reported have been made to the accompanying consolidated financial statements to maintain consistency between periods presented. The reclassification had no impact on previously reported net assets.

Income Taxes

Both Greater Hall Chamber of Commerce, Inc. and Greater Hall Chamber Foundation, Inc. are organized as Georgia nonprofit corporations. The Chamber is exempt from federal income taxes under the provision of Section 501(c)(6) of the Internal Revenue Code ("IRC") and has been determined not to be a private organization under IRC Section 509(a)(1). The Foundation, a supporting organization of the Chamber, is exempt from federal income taxes under the provision of Section 501(c)(3) of the IRC, qualifies for charitable contribution deductions under IRC Section 170(b)(1)(A)(vi) and (vii), and has been determined not to be a private foundation within under IRC Section 509(a)(3). Each entity is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, the entities are subject to income tax on net income that is derived from business activities that are unrelated to their exempt purposes. The Chamber files an Exempt Organization Business Income Tax Return (Form 990-T) with the IRS to report its unrelated business taxable income. The Foundation is not subject to unrelated business income tax and has not filed an Exempt Business Income Tax Return (Form 990-T) with the IRS.

Subsequent Events

We have evaluated subsequent events through September 25, 2023, the date the consolidated financial statements were available to be issued.

NOTE 2 – FAIR VALUE MEASUREMENTS AND DISCLOSURES

We report certain assets at fair value in the consolidated financial statements. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal, or most advantageous, market at the measurement date under current market conditions regardless of whether that price is directly observable or estimated using another valuation technique. Inputs used to determine fair value refer broadly to the assumptions that market participants would use in pricing the asset or liability, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability based on market data obtained from sources independent of the reporting entity. Unobservable inputs are inputs that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability based on the best information available. A three-tier hierarchy categorizes the inputs as follows:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that we can access at the measurement date.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability, and market-corroborated inputs.

Level 3 – Unobservable inputs for the asset or liability. In these situations, we develop inputs using the best information available in the circumstances.

In some cases, the inputs used to measure the fair value of an asset or a liability might be categorized within different levels of the fair value hierarchy. In those cases, the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. Assessing the significance of a particular input to entire measurement requires judgment, considering factors specific to the asset or liability. The categorization of an asset within the hierarchy is based upon the pricing transparency of the asset and does not necessarily correspond to our assessment of the quality, risk, or liquidity profile of the asset or liability.

All of our investment assets are included in cash and cash equivalents and are classified within Level 1 because they comprise open-end mutual funds with readily determinable fair values based on daily redemption values.

NOTE 3 – LIQUIDITY

The following table shows the total financial assets available for general expenditure, which are, without donor or other restrictions limiting their use, within one year of the date of the statement of financial position as of June 30:

Financial Assets:	2023	2022
Cash and cash equivalents	$ 2,181,274	$ 2,163,996
Investments	1,884,338	1,479,563
Current portion of promises to give, net	320,572	342,104
Other receivables	27,380	9,306
Financial Assets, at year-end	$ 4,413,564	$ 3,994,969
Board designations (reserves)	(577,000)	(577,000)
Financial assets available to meet cash needs for general expenditures within one year	$ 3,836,564	$ 3,417,969

NOTE 4 – INVESTMENTS

Detailed in our Investment Policy, our investment objectives are to support its mission of preserving the competitive enterprise system of business by creating a better understanding and appreciation of the importance of business people, concern for their problems and educating the business community, by 1) maintaining a sufficient allocation to equities to achieve the long-term return target of inflation plus 4%, as well as 2) growing the balance for the long-term benefit of the Organization to provide a pool of funding for unexpected expenses and capital investments that may be required in the future. All of our investments are classified as Level 1 Investments (see Note 1).

Investments consist of the following mutual fund balances at June 30:

	2023	2022
Long-term bond fund	$ 107,613	$ 110,495
Short-term corporate bond fund	61,167	60,161
Small-cap index fund	400,236	354,191
International stock fund	283,068	252,032
Value Index fund	778,720	702,684
Certificate of deposit	253,534	--
	$ 1,884,338	$ 1,479,563

The components of investment income (all without restrictions) included on the Statement of Activities were as follows at June 30:

	2023	2022
Interest, dividends & capital gain distributions	$ 68,953	$ 28,395
Unrealized gain/(loss)	109,093	(345,059)
LT capital gain/(loss)	--	95,943
ST capital gain/ (loss)	--	21,408
Net investment income/(loss)	$ 178,046	$ (199,313)

NOTE 4 – INVESTMENTS (continued)

We purchased a 10-month certificate of deposit on February 8, 2023 with a maturity date of December 8, 2023 and an interest rate of 4.185%.

NOTE 5 – PROMISES TO GIVE

Unconditional promises to give (HALLmark investments) are estimated to be collected as follows at June 30:

	2023	2022
Gross outstanding promises to give	$ 527,942	$ 872,484
Less allowance for estimated uncollectible promises	(39,596)	(65,436)
Total unconditional promises to give, less allowance	488,346	807,048
Less unamortized discount on unconditional promises to give due in more than one year (2.75%)	(5,141)	(17,279)
Net unconditional promises to give	$ 483,205	$ 789,769
Amounts due in:		
Less than one year	$ 320,572	$ 342,104
One to five years	162,633	447,665
	$ 483,205	$ 789,769

During the year ended June 30, 2022, uncollectible promises to give of $13,840 were written off against the allowance. No amounts were written off during the year ended June 30, 2023. Long-term promises to give are reported as restricted – see Note 14.

NOTE 6 – OTHER RECEIVABLES

Other receivables consist of the following at June 30:

	2023	2022
Program receivables	$ 27,380	$ 9,100
Due from governments	--	206
	$ 27,380	$ 9,306

All amounts are considered fully collectible.

NOTE 7 – PREPAID EXPENSES

Prepaid expenses consist of the following at June 30:

	2023	2022
Prepaid insurance	$ 18,388	$ 16,535
Prepaid postage	2,109	1,555
Prepaid event/program expenses	9,135	11,711
Prepaid technology	5,500	--
	$ 35,132	$ 29,801

NOTE 8 – PROPERTY AND EQUIPMENT

Plant, property and equipment is summarized as follows:

	Balance 6/30/22	Acquisitions	Disposals	Balance 6/30/23
Land & improvements	$ 448,158	$ --	$ --	$ 448,158
Buildings & improvements	1,789,363	10,129	--	1,799,492
Real estate held for lease	221,409	--	--	221,409
Furniture & equipment	200,589	9,526	--	210,115
Website	23,700	--	--	23,700
Total Property & Equipment at Cost	2,683,219	19,655	--	2,702,874
Accumulated Depreciation	(1,085,323)	(57,511)	--	(1,142,834)
Net Property and Equipment	$ 1,597,896	$ (37,856)	$ --	$ 1,560,040

	Balance 6/30/21	Acquisitions	Disposals	Balance 6/30/22
Land & improvements	$ 448,158	$ --	$ --	$ 448,158
Buildings & improvements	1,767,238	22,125	--	1,789,363
Real estate held for lease	221,409	--	--	221,409
Furniture & equipment	243,015	5,617	(48,043)	200,589
Website	23,700	--	--	23,700
Total Property & Equipment at Cost	2,703,520	27,742	(48,043)	2,683,219
Accumulated Depreciation	(1,071,507)	(61,859)	48,043	(1,085,323)
Net Property and Equipment	$ 1,632,013	$ (34,117)	$ --	$ 1,597,896

NOTE 9 – ACCRUED EXPENSES

Accrued expenses consist of the following at June 30:

	2023	2022
Accrued salaries & employee incentives	$ 27,296	$ 26,152
Accrued vacation	22,316	26,866
Accrued taxes	14,588	10,126
	$ 64,200	$ 63,144

NOTE 10 – DEFERRED REVENUE

Deferred revenue consists of the following items at June 30:

	2023	2022
Membership benefits extended beyond year-end	$ 243,701	$ 235,250
Leadership Hall County	38,650	36,400
Youth Leadership Hall County	7,000	5,850
Healthsmart	3,215	6,500
Job Fair	13,250	6,850
EDC Programs	16,000	1,000
Other	12,213	1,600
Total	$ 334,029	$ 293,450

NOTE 11 – DONATED PROFESSIONAL SERVICES AND MATERIALS

We received donated professional services and materials as follows during the years ended June 30:

Donations of:	2023	2022
Printing & publications	$ 158,602	$ 186,133
Landscaping, cleaning & IT services	25,924	12,058
Advertising, marketing & promotion	--	3,000
Event expenses	6,352	16,698
Total donated goods and services	$ 190,878	$ 217,889

Donated printing is provided by our local newspaper in a publication that highlights and promotes all Chamber programs and events. The printing is recognized at fair value based on current rates the newspaper would charge for similar services.

Contributed landscaping, cleaning, and IT services are provided by professionals at a discounted rate. They are used for management and general activities and are recognized at fair value based on current rates for comparable services.

Contributed advertising, marketing and promotion is provided by our local radio station for Chamber programs and is recognized at fair value based on current rates for similar services.

Donated event expenses include donated/discounted food, supplies, venues, and entertainment for various Chamber and EDC programs. They are recognized at fair value based on current rates for comparable items.

All donated professional services and materials during the years ended June 30, 2023 and 2022 were unrestricted.

NOTE 12 – RETIREMENT PLAN

We sponsor a defined contribution retirement plan (401k). All employees over the age of 21 who have been employed at least twelve months are eligible to participate in the plan. The 401(k) plan is funded based on safe-harbor contributions by us and voluntary pre- and post-tax contributions of our employees. During the years ended June 30, 2023 and 2022, we matched employee elective deferrals up to 4% of gross salaries, resulting in contributions to the plan of $30,311 and $34,098, respectively.

NOTE 13 - RISKS & UNCERTAINTIES

Concentration of Credit Risk Arising from Cash Deposits in Excess of Insured Limits
The carrying amount of cash deposits, including the money market accounts, at June 30, 2023 and 2022 was $2,181,274 and $2,163,996, respectively, and the bank and brokerage balances were $2,171,991 and $2,590,657, respectively. Of the bank balances at June 30, 2023 and 2022, $1,327,697 and $1,565,449, respectively, was covered by federal depository insurance leaving $844,294 and $1,025,208, respectively, uninsured and uncollateralized. Of the uninsured totals at June 30, 2023 and 2022, $3,971 and $3,770,

NOTE 13 - RISKS & UNCERTAINTIES (continued)

respectively, was in a money market that is not guaranteed by the FDIC but invests solely in U.S. government securities (Treasuries).

Other Concentrations and Uncertainties
We are funded, in part, by contracts with local county and city governments for Economic Development services. Local government funding totaled $385,000 and $385,000 during the years ended June 30, 2023 and 2022, respectively (from five different government agencies). In addition, substantially all of our members and supporters are individuals and businesses located in Hall County, Georgia.

NOTE 14 – NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions consist of monies received but not yet spent for their designated purposes. At June 30, 2023 and 2022 net assets with donor restrictions represent the long-term portion of promises to give from the HALLmark campaigns that have not been collected (timing restrictions).

NOTE 15 – BOARD DESIGNATED NET ASSETS

The Board of Directors may designate net assets without donor restrictions for specific purposes. Board designated net assets consisted of the following at June 30:

	2023	2022
Operating reserve - General Fund	$ 377,000	$ 377,000
Operating reserve - EDC	200,000	200,000
Total	$ 577,000	$ 577,000

This approximates four months operating expenses, as recommended by the Board of Directors.

NOTE 16 – UNCERTAIN TAX POSITIONS

U.S. generally accepted accounting principles prescribes a minimum recognition threshold and measurement methodology that a tax position taken or expected to be taken in a tax return is required before being recognized in the financial statements. It also provides guidance for de-recognition, classification, interest and penalties, accounting in interim periods, disclosure and transition. As of June 30, 2023, we have no uncertain tax positions that qualify for either recognition or disclosure in the financial statements. With few exceptions, we are no longer subject to U.S. federal, state, and local income tax examinations by tax authorities for years before fiscal year 2021.

NOTE 17 – CONSOLIDATION

Our financial statements are presented as consolidated to include the statements of Greater Hall Chamber Foundation, a 501(c)(3) organization under common control. All interrelated transactions have been eliminated in consolidation.

NOTE 17 – CONSOLIDATION (continued)

The following is a summary of the amounts from the Foundation that are included in the financial statements as of June 30:

	2023	2022
Cash and cash equivalents	$ 11,953	$ 11,826
Land	140,000	140,000
Total Assets	151,953	151,826
Due to the Chamber	--	--
Total Liabilities	--	--
Net Assets	$ 151,953	$ 151,826
Donations/Grants	$ --	$ 10,000
Interest Income	127	21
Donations/Grants to Chamber	--	(76,811)
Expenses	--	(65)
Total Change in Net Assets	$ 127	$ (66,855)

NOTE 18 - LEASING ACTIVITIES

We own a commercial office building adjacent to our operations facility. The commercial office building is leased to a local business. The lease expires on July 31, 2024 with the option of extended terms if the tenant meets specified criteria per the lease agreement.

Expected rental income per year is as follows:

Year ending June 30:	
2024	$ 31,750
2025	2,652
2026	--
2027 and thereafter	--
Total Expected Rental Income	$ 65,227

BLAIR C. DIAZ, CPA, PC
CERTIFIED PUBLIC ACCOUNTANT

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Gainesville, GA 30503

Independent Auditor's Report on Additional Information

To the Board of Directors
Greater Hall Chamber of Commerce, Inc.

Our report on our audit of the basic financial statements of Greater Hall Chamber for the years ending June 30, 2023 and 2022 appears on pages 1-2. That audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The Departmental Statement of Assets, Liabilities and Net Assets and the Departmental Statement of Revenue and Expenses on pages 24 through 27 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Blair C. Diaz, CPA, PC
BLAIR C. DIAZ, CPA, PC
Gainesville, Georgia
September 25, 2023

GREATER HALL CHAMBER OF COMMERCE
Additional Information: Departmental Statement of Assets, Liabilities & Net Assets
As of June 30, 2023

	General	EDC	HMI	Foundation	Total
ASSETS					
Current Assets					
Cash and cash equivalents	$ 500,861	$ 510,536	$ 1,157,924	$ 11,953	$ 2,181,274
Investments	253,534	-	1,630,804	-	1,884,338
Inventory	-	-	-	-	-
Due from other funds	254,605	(178,854)	(75,751)	-	-
Unconditional promises to give, net	-	-	483,205	-	483,205
Other receivables	17,350	8,530	1,500	-	27,380
Prepaid expenses	25,045	8,174	1,913	-	35,132
Property and equipment, net	3,514	9,526	1,407,001	140,000	1,560,041
TOTAL ASSETS	$ 1,054,909	$ 357,912	$ 4,606,596	$ 151,953	$ 6,171,370
LIABILITIES AND NET ASSETS					
Current Liabilities					
Accounts payable	$ 6,954	$ 10,387	$ 1,344	$ -	$ 18,685
Security deposit held	-	-	2,500	-	2,500
Accrued expenses	35,665	15,891	12,644	-	64,200
Deferred revenue	311,029	16,000	7,000	-	334,029
Total Liabilities	353,648	42,278	23,488	-	419,414
Net Assets					
Without donor restrictions					
Undesignated	324,261	115,634	4,420,475	151,953	5,012,323
Board designated	377,000	200,000	-	-	577,000
Total without donor restrictions	701,261	315,634	4,420,475	151,953	5,589,323
With donor restrictions	-	-	162,633	-	162,633
Total Net Assets	701,261	315,634	4,583,108	151,953	5,751,956
TOTAL LIABILITIES AND NET ASSETS	$ 1,054,909	$ 357,912	$ 4,606,596	$ 151,953	$ 6,171,370

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE
Additional Information: Departmental Statement of Revenues and Expenses
For the Year Ended June 30, 2023

	General Chamber	Economic Development Council	HALLmark Initiative & Foundation	Education/ Community Development	Government Affairs	Total
Revenues, Gains & Support:						
Contributions	$ 13,845	$ -	$ 57,979	$ -	$ -	$ 71,824
Contributions - inkind	175,470	4,500	10,908	-	-	190,878
Membership Dues	532,499	-	-	-	-	532,499
Hall County contract	-	165,000	-	-	-	165,000
City of Gainesville contract	-	165,000	-	-	-	165,000
Other Government contracts	-	55,000	-	-	-	55,000
Program revenue	249,706	39,380	3,169	19,444	26,790	338,489
Rental Income	-	-	30,825	-	-	30,825
Special events	195,044	-	-	-	-	195,044
Mngmt/Accounting services revenue	17,400	-	-	-	-	17,400
Sales and commissions, net	6,776	425	-	-	-	7,201
Miscellaneous	54,664	-	-	-	-	54,664
Investment income/(loss)	3,739	5,896	168,411	-	-	178,046
Total Revenue, Gains and Support	1,249,143	435,201	271,292	19,444	26,790	2,001,870
Expenses:						
Compensation and benefits						
Salaries	537,884	304,037	31,050	46,500	-	919,471
Group insurance	34,434	46,330	-	612	-	81,376
Payroll taxes	37,110	23,995	-	5,946	-	67,051
Retirement plan contributions	19,274	9,879	-	1,159	-	30,312
Total compensation and benefits	628,702	384,241	31,050	54,217	-	1,098,210
Accounting and professional fees	6,000	5,362	5,327	-	-	16,689
Advertising	10,444	5,687	-	-	-	16,131
Bank charges	14,531	202	382	-	-	15,115
Board expenses	13,360	-	-	-	-	13,360
Business Development	-	8,174	-	-	-	8,174
Contract services	22,582	21,779	14,727	-	-	59,088
Depreciation	947	-	56,564	-	-	57,511
Dues, subscriptions and affiliations	7,096	5,209	-	-	-	12,305
Insurance	11,181	-	-	-	-	11,181
Miscellaneous	1,082	70	-	-	-	1,152
Office expenses	17,693	1,311	1,106	-	-	20,110
Postage	11,381	4,743	-	-	-	16,124
Printing	158,602	782	-	-	-	159,384
Professional development	-	1,928	-	-	-	1,928
Program expenses	113,912	19,073	4,907	18,383	9,889	166,164
Rent - equipment & storage	3,569	-	-	-	-	3,569
Repairs and maintenance	34,774	-	28,133	-	-	62,907
Special events expenses	95,276	-	-	-	-	95,276
Taxes and licenses	3,625	-	19,065	-	-	22,690
Telephone	20,301	1,246	450	-	-	21,997
Travel	15,919	6,526	-	-	-	22,445
Utilities	17,707	-	-	-	-	17,707
Website and internet	13,069	22,156	-	-	-	35,225
Total expenses	1,221,753	488,489	161,711	72,600	9,889	1,954,442
Excess revenues over (under) expenses	27,390	(53,288)	109,581	(53,156)	16,901	47,428
Allocation to other programs	64,820	(59,820)	(5,000)	-	-	-
Transfers between programs	-	165,000	(201,255)	53,156	(16,901)	-
Total increase (decrease) in net assets	$ 92,210	$ 51,892	$ (96,674)	$ -	$ -	$ 47,428

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE
Additional Information: Departmental Statement of Assets, Liabilities & Net Assets
As of June 30, 2022

	General	EDC	HMI	Foundation	Total
ASSETS					
Current Assets					
Cash and cash equivalents	$ 857,879	$ 401,792	$ 892,499	$ 11,826	$ 2,163,996
Investments	-	-	1,479,563	-	1,479,563
Due from other funds	6,543	(122,793)	116,250	-	-
Unconditional promises to give, ne	-	-	789,769	-	789,769
Other receivables	9,050	256	-	-	9,306
Prepaid expenses	21,693	6,589	1,519	-	29,801
Property and equipment, net	4,461	-	1,453,435	140,000	1,597,896
TOTAL ASSETS	$ 899,626	$ 285,844	$ 4,733,035	$ 151,826	$ 6,070,331
LIABILITIES AND NET ASSETS					
Current Liabilities					
Accounts payable	$ 4,629	$ 1,705	$ 375	$ -	$ 6,709
Security deposit held	-	-	2,500	-	2,500
Accrued expenses	32,816	19,470	10,858	-	63,144
Deferred revenue	286,200	1,000	6,250	-	293,450
Total Liabilities	323,645	22,175	19,983	-	365,803
Net Assets					
Without donor restrictions					
Undesignated	198,981	63,669	4,265,387	151,826	4,679,863
Board designated	377,000	200,000	-	-	577,000
Total without donor restrictions	575,981	263,669	4,265,387	151,826	5,256,863
With donor restrictions	-	-	447,665	-	447,665
Total Net Assets	575,981	263,669	4,713,052	151,826	5,704,528
TOTAL LIABILITIES AND NET ASSETS	$ 899,626	$ 285,844	$ 4,733,035	$ 151,826	$ 6,070,331

The accompanying notes are an integral part of these financial statements.

GREATER HALL CHAMBER OF COMMERCE
Additional Information: Departmental Statement of Revenues and Expenses
For the Year Ended June 30, 2022

	General Chamber	Economic Development Council	HALLmark Initiative & Foundation	Education/ Community Development	Government Affairs	Total
Revenues, Gains & Support:						
Contributions	$ 12,495	$ -	$ 140,526	$ -	$ -	$ 153,021
Contributions - inkind	210,810	4,638	2,440	-	-	217,888
Membership Dues	539,336	-	-	-	-	539,336
Hall County contract	-	165,000	-	-	-	165,000
City of Gainesville contract	-	165,000	-	-	-	165,000
Other Government contracts	-	55,000	-	-	-	55,000
Program revenue	214,155	39,472	20,473	13,550	25,210	312,860
Rental Income	-	-	27,873	-	-	27,873
Special events	155,115	-	-	-	-	155,115
Mngmt/Accounting services revenue	15,900	-	-	-	-	15,900
Sales and commissions	4,685	163	-	-	-	4,848
Miscellaneous	4,814	-	2,300	-	-	7,114
Investment income/(loss)	348	17	(199,678)	-	-	(199,313)
Total Revenue, Gains and Support	1,157,658	429,290	(6,066)	13,550	25,210	1,619,642
Expenses:						
Compensation and benefits						
Salaries	545,989	304,840	3,051	43,303	-	897,183
Group insurance	42,604	39,549	-	5,730	-	87,883
Payroll taxes	40,313	24,267	-	3,639	-	68,219
Retirement plan contributions	22,759	9,429	-	1,911	-	34,099
Total compensation and benefits	651,665	378,085	3,051	54,583	-	1,087,384
Accounting and professional fees	4,633	4,600	4,500	-	-	13,733
Advertising	6,414	33,944	-	-	-	40,358
Bank charges	16,744	69	80	-	-	16,893
Board expenses	10,639	-	-	-	-	10,639
Business Development	-	6,298	-	-	-	6,298
Contract services	21,652	1,742	44,593	-	-	67,987
Depreciation	5,221	-	56,637	-	-	61,858
Dues, subscriptions and affiliations	7,844	4,797	-	-	-	12,641
Insurance	9,678	-	-	-	-	9,678
Miscellaneous	5,224	-	65	-	-	5,289
Office expenses	17,359	2,134	385	-	-	19,878
Postage	12,859	5,860	-	-	-	18,719
Printing	187,215	715	-	-	-	187,930
Professional development	35	4,024	-	-	-	4,059
Program expenses	90,807	12,436	10,326	22,788	3,029	139,386
Rent - equipment & storage	3,711	-	-	-	-	3,711
Repairs and maintenance	34,608	-	22,658	-	-	57,266
Special events expenses	68,231	-	-	-	-	68,231
Taxes and licenses	9,777	-	17,966	-	-	27,743
Telephone	10,227	1,617	-	-	-	11,844
Travel	12,615	6,692	370	-	-	19,677
Utilities	18,984	-	-	-	-	18,984
Website and internet	22,895	19,986	-	-	-	42,881
Total expenses	1,229,037	482,999	160,631	77,371	3,029	1,953,067
Excess revenues over (under) expenses	(71,379)	(53,709)	(166,697)	(63,821)	22,181	(333,425)
Allocation to other programs	59,760	(59,820)	60	-	-	-
Transfers between programs	-	163,930	(205,570)	63,821	(22,181)	-
Total increase (decrease) in net assets	$ (11,619)	$ 50,401	$ (372,207)	$ -	$ -	$ (333,425)

The accompanying notes are an integral part of these financial statements.

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	April 8, 2024
Date Submitted:	April 8, 2024
Final Approval Date:	April 9, 2024
Presenter:	Kate Mattison, Director of Parks & Recreation
Item of Business:	FY2025 Parks & Recreation Budget
Meeting Date:	April 11, 2024

Purpose of Request:
To present the FY25 Budget for Gainesville Parks & Recreation.

Facts & Issues / History & Background:

Department Recommendation:
To approve FY 25 recommended budget.

Department Director:
Kate Mattison

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. FY25 Council Retreat PP GPRA FINAL - rev

CITY OF GAINESVILLE

EST. 1821

Gainesville Parks & Recreation 100 YEARS

GAINESVILLE CITY COUNCIL RETREAT

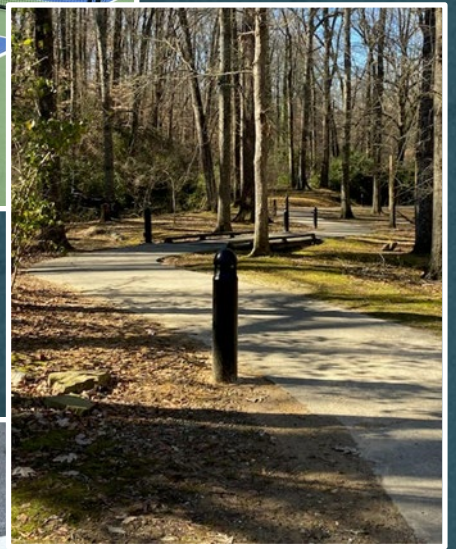
FISCAL YEAR 2025 BUDGET PRIORITIES

ACCOMPLISHMENTS

Gainesville 100 YEARS Parks & Recreation

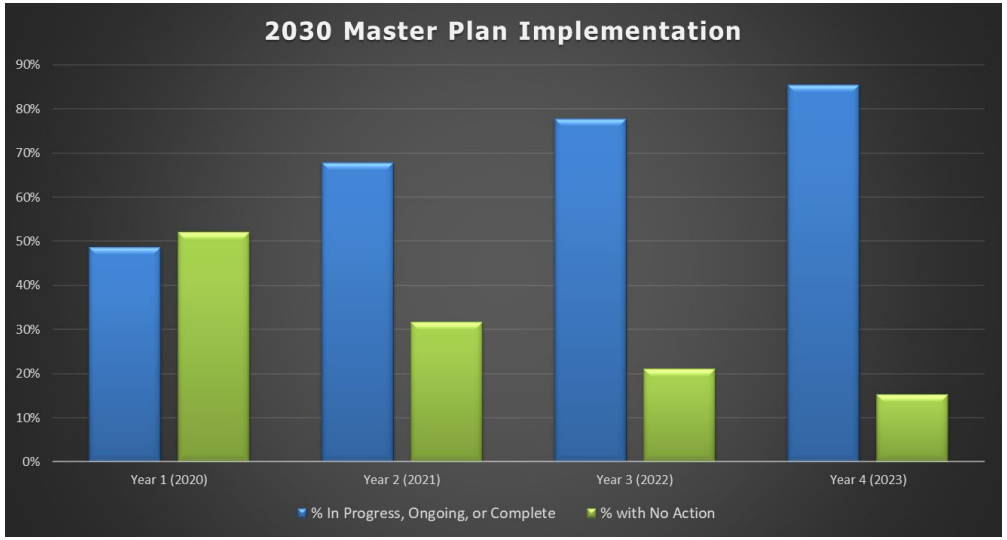
CAPITAL

- Fair Street Improvements
- Lanier Point Improvements
- Midland Dog Park
- Public Art
- Bollard Lighting
- Pickleball Courts
- Volleyball at Roper Park
- Frances Meadows Equipment
- PoolPaks installed at FMC
- City Park Field Lights Replaced
- Security Cameras and Fire Alarm Systems



BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

GAINESVILLE



Operations

- 100 YEARS OF PARKS & RECREATION
- Master Plan Implementation
- CAPRA Re-accreditation
- Youth Football
- The Coop operations

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

CHALLENGES + OPPORTUNITIES

Gainesville 100 YEARS Parks & Recreation

Challenges

- Capital Project Timing
- Growing Pains

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

GAINESVILLE

Multi Year Projects continuing in FY25 and beyond

- Frances Meadows Equipment Replacements Greenway Lighting
- Recreation Center Planning
- Roper Park Improvements
- Civic Center Improvements
- Re-lamping of Courts to LEDs
- Equipment and Vehicles
- Wessell Park Parking

Opportunities

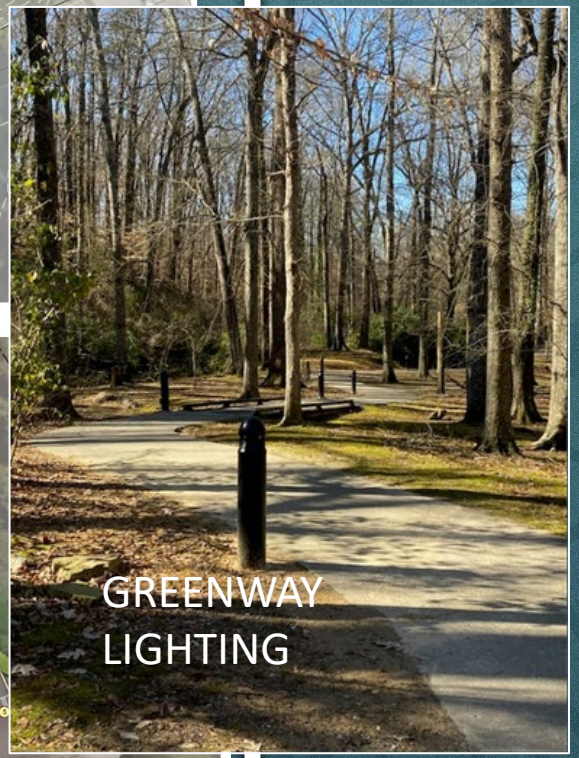
- Succession planning and organizational realignment
- New amenities = new programs!

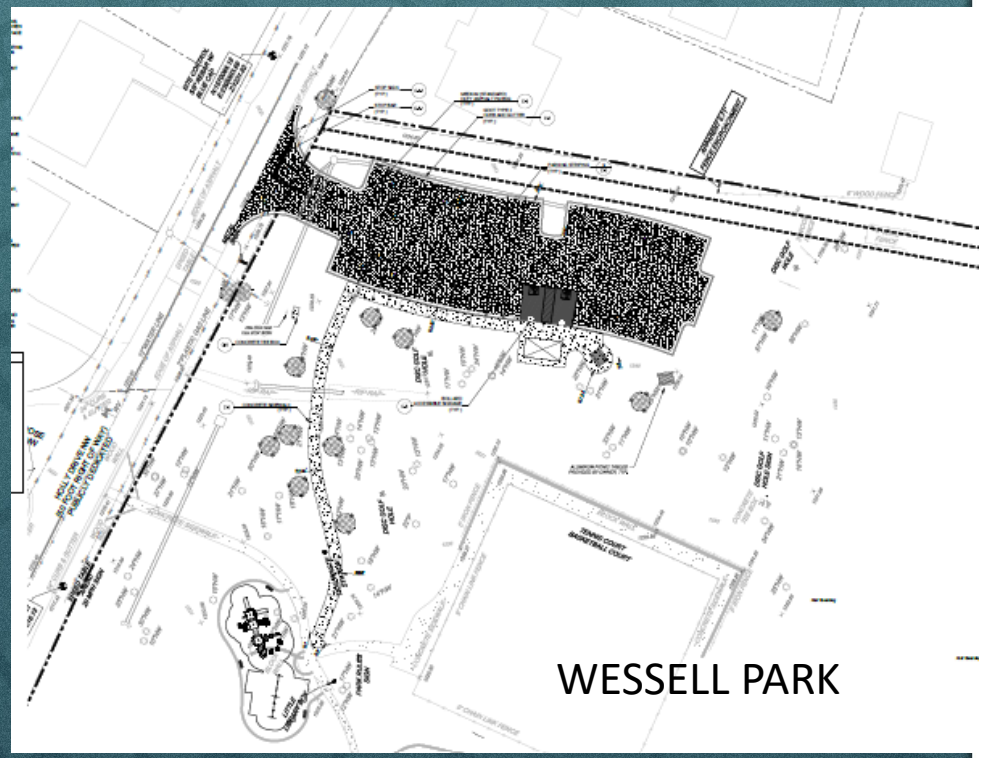
BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

INITIATIVES

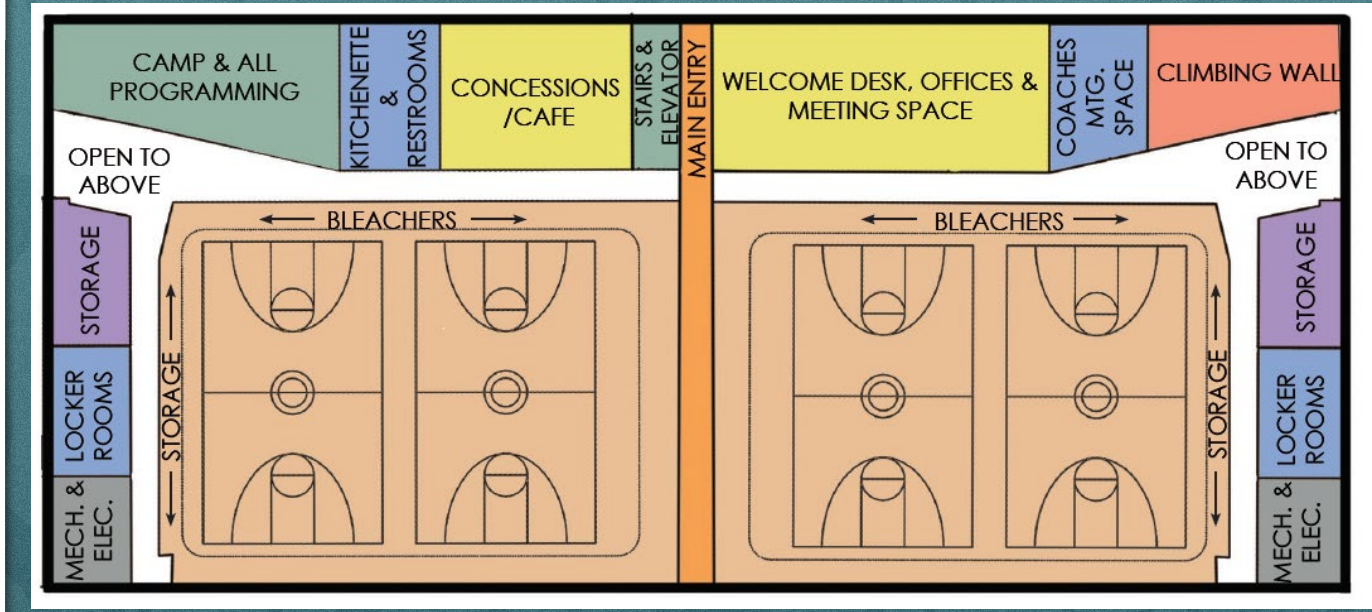
Gainesville 100 YEARS Parks & Recreation

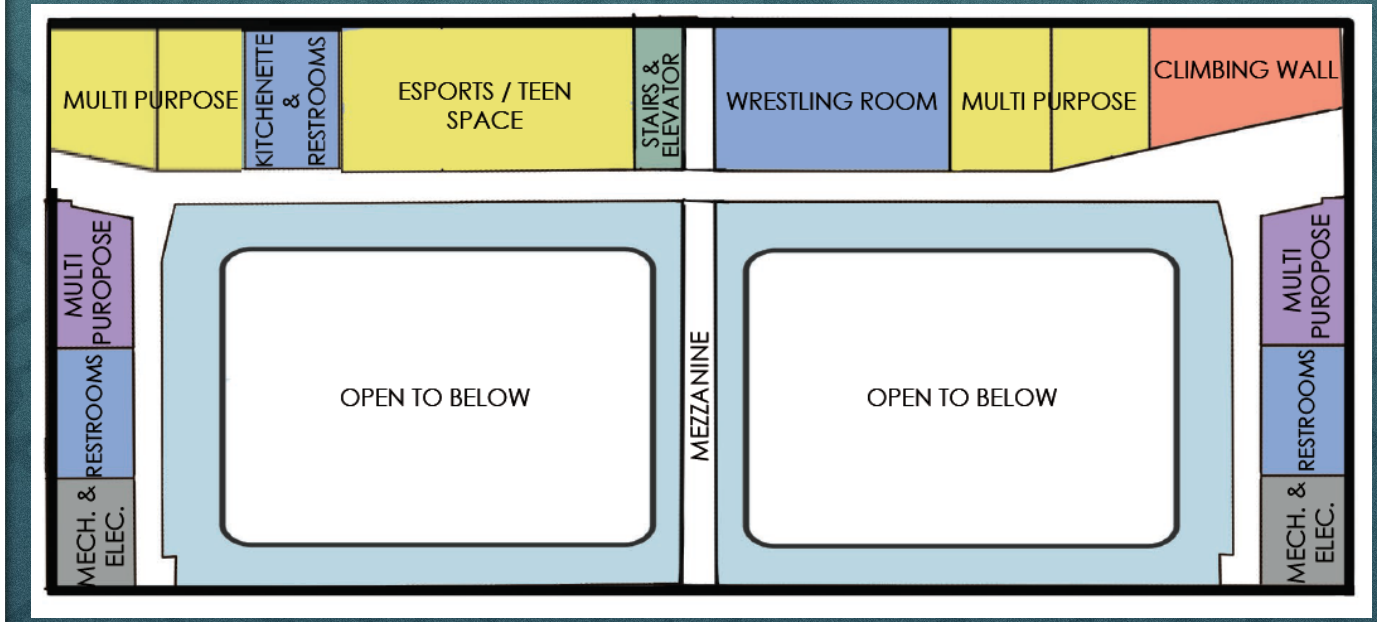
Capital Continues





BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE


CAMP & ALL PROGRAMMING
KITCHENETTE & RESTROOMS
CONCESSIONS /CAFE
STAIRS & ELEVATOR
MAIN ENTRY
WELCOME DESK, OFFICES & MEETING SPACE
COACHES MTG. SPACE
CLIMBING WALL
OPEN TO ABOVE
OPEN TO ABOVE
BLEACHERS
BLEACHERS
STORAGE
LOCKER ROOMS
MECH. & ELEC.
STORAGE
STORAGE
LOCKER ROOMS
MECH. & ELEC.


MULTI PURPOSE
KITCHENETTE & RESTROOMS
ESPORTS / TEEN SPACE
STAIRS & ELEVATOR
WRESTLING ROOM
MULTI PURPOSE
CLIMBING WALL
MULTI PUROPOSE
RESTROOMS
MECH. & ELEC.
OPEN TO BELOW
MEZZANINE
OPEN TO BELOW
MULTI PUROPOSE
RESTROOMS
MECH. & ELEC.

5 Year Capital Improvements Plan

SPLOST IX

2025

Frances Meadows Equipment
Greenway Lighting
Recreation Center Planning
Pool Resurfacing
Roper Park Improvements
Civic Center Improvements
Re-lamping Courts to LEDs
Equipment and Vehicles
Wessell Park Parking
City Park Parking Lot Repairs
Shade Structures for Parks

2026

Roper Park Improvements
Greenway Lighting
Field and Court Re-lamping
Adventure Playground/Fitness Court
City Park Access Stairs and Trails
Longwood Park Improvements
Equipment and Vehicles

2027

Equipment and Vehicles
Rec Center Construction

2028

Sport Court/Field Lighting
Athletic Court/Fencing
Equipment and Vehicles
Adventure Playground/Fitness Court
Frances Meadows Outdoor Pool

2029

Athletic Court/Fencing
Holly Park Equipment and Vehicles

Gainesville Parks & Recreation 100 YEARS

Preparing for Change

Coop Opening

Trails Opening

Midland Improvements

COMING 2025
"THE COOP"
YOUTH SPORTS COMPLEX

Gainesville Parks & Recreation 100 YEARS

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

Programming Focus

- Youth Athletics
- Lanier Aquatics
- Fitness
- Community Events

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

FY2025

Budget at a Glance

BUDGET PRIORITY: ECONOMIC IMPACT/QUALITY OF LIFE
STRATEGIC AREA: CITYWIDE

GAINESVILLE

Budget at a Glance

	FY23 Actual	FY24 Budget	FY25 Proposed
Revenues	**$8,355,187**	**$11,137,127**	**$11,362,064**
Taxes	$6,039,589	$7,112,228	$7,467,839
Generated Revenue	$2,133,170	$1,831,900	$1,922,914
Other	$182,427	$2,192,999	$1,971,311
Expenses	**$8,355,187**	**$11,137,127**	**$11,362,064**
Operating	$6,334267	$6,810,377	$7,452,264
Capital	$2,144,539	$4,326,750	$3,909,800

Gainesville Parks & Recreation 100 YEARS

THANK YOU!

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	March 27, 2024
Date Submitted:	April 4, 2024
Final Approval Date:	April 9, 2024
Presenter:	Bryan Lackey, City Manager
Item of Business:	Resolution: Selection of Benefits Broker
Meeting Date:	April 11, 2024

Purpose of Request:
To approve Turner, Wood and Smith as the Benefits Broker and Consultant and to authorize the City Manager to sign the contract for their services.

Facts & Issues / History & Background:
TWS has served as the Benefits Broker to the City of Gainesville for many years. On November 20, 2023, we released an RFP for a Benefits Broker and Consultant. City Manager, Asst. City Manager, HR Director, 2 HR staff members and our CFO interviewed 3 Brokerage Firms and now recommend TWS to continue serving as the City's Benefits Broker and Consultant.

Department Recommendation:
Approve the Resolution.

Department Director:
Janeann Allison

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

Amount Requested: **Sources of Funds:**

Finance Comments:

Administrative Comments:

Attachments:
1. Resolution: Selection of Benefits Broker and Consultant

RESOLUTION BR-2024 - ___

SELECTION OF BENEFITS BROKER AND CONSULTANT

WHEREAS, the governing body for the City of Gainesville requires the services of a broker in the marketing and administration of its employee benefits plan; and

WHEREAS, the governing body has used the services of Turner, Wood and Smith to meet those needs; and

WHEREAS, the City desires to continue the relationship with Turner, Wood and Smith.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby directs staff to enter into a contract with Turner, Wood and Smith to continue Employee Benefits Brokerage and Consulting Services.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager, and/or City Attorney to execute the contract and any other documents necessary to effectuate the provisions of said contract.

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

Work Session Agenda Request

Item Created:	March 18, 2024
Date Submitted:	March 25, 2024
Final Approval Date:	April 9, 2024
Presenter:	Nick Swafford, Civil Engineer III Perm Service Manager
Item of Business:	Resolution: 448 West Highland Drive Annexation Waiver
Meeting Date:	April 11, 2024

Purpose of Request:
The property owner of 448 West Highland Drive has formally requested a waiver of the annexation requirement for sanitary sewer service for a proposed further poultry processing facility. The property is currently contiguous with the City limits.

Facts & Issues / History & Background:
Per resolution BR-2018-44, the governing body of the City may waive the annexation requirement for sanitary sewer service if the proposed use of the property is non-conforming to the City's Unified Land Development Code (ULDC) or if the use is inconsistent with the City's Comprehensive Future Land Use Plan. Community and Economic Development Department staff have identified the proposed use as non-conforming and, as such, supports the developer's desire to remain in unincorporated Hall County while still allowing the development to connect to the City's sanitary sewer system.

Department Recommendation:
Approve the proposed resolution for a request by the property owner to remain in unincorporated Hall County and connect to the City's public sanitary sewer system, while waiving the requirement to annex the property into the City limits of Gainesville.

Department Director:
Linda MacGregor

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:
1. Resolution: 448 West Highland Dr Annexation Waiver
2. Sewer Letter
3. Location Map
4. CEcDD_Email

RESOLUTION BR-2024 - ___

448 WEST HIGHLAND DRIVE ANNEXATION WAIVER

WHEREAS, the City of Gainesville owns and operates a sanitary sewer collection system serving the City of Gainesville and surrounding areas; and

WHEREAS, the City of Gainesville requires property owners who desire to connect to the sanitary sewer collection system to annex into the corporate limits of the City of Gainesville prior to connection when contiguous to the City Limits; and

WHEREAS, in some instances, the City may desire to provide sanitary sewer service to property which is contiguous to the municipal boundaries of the City for protection of the public health and welfare of the community, despite the proposed use of said property not conforming to the City Unified Land Development Code and/or despite the proposed use of said property being inconsistent with the City Comprehensive Future Land Use Plan; and

WHEREAS, in these instances, the City of Gainesville will allow connection to the City's sanitary sewer collection system without requiring annexation into the City Limits but will require execution of a sanitary sewer service agreement and power of attorney for future annexation of said property; and

WHEREAS, the developer, 448 West Highland Drive Property, LLC, proposes a further poultry processing facility encompassing the property located at 448 West Highland Drive and has formally requested, in writing, the annexation requirement for connection to the City's sanitary sewer system be waived; and

WHEREAS, Community and Economic Development Department staff have identified the nature of the development to be non-conforming with the City's Comprehensive Future Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves this request to allow connection of the proposed development to the City's sanitary sewer system without annexing.

BE IT FURTHER RESOLVED THAT the Mayor, City Manager and/or City Attorney are authorized to sign any and all documents that may be necessary to effectuate the connection of the Property to the City's sanitary sewer system.

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

January 4, 2024.

Jose Luis Bauza Faria, Owner.

448 W Highland Dr, Gainesville, GA 30501.

Mr. Nick Swafford,

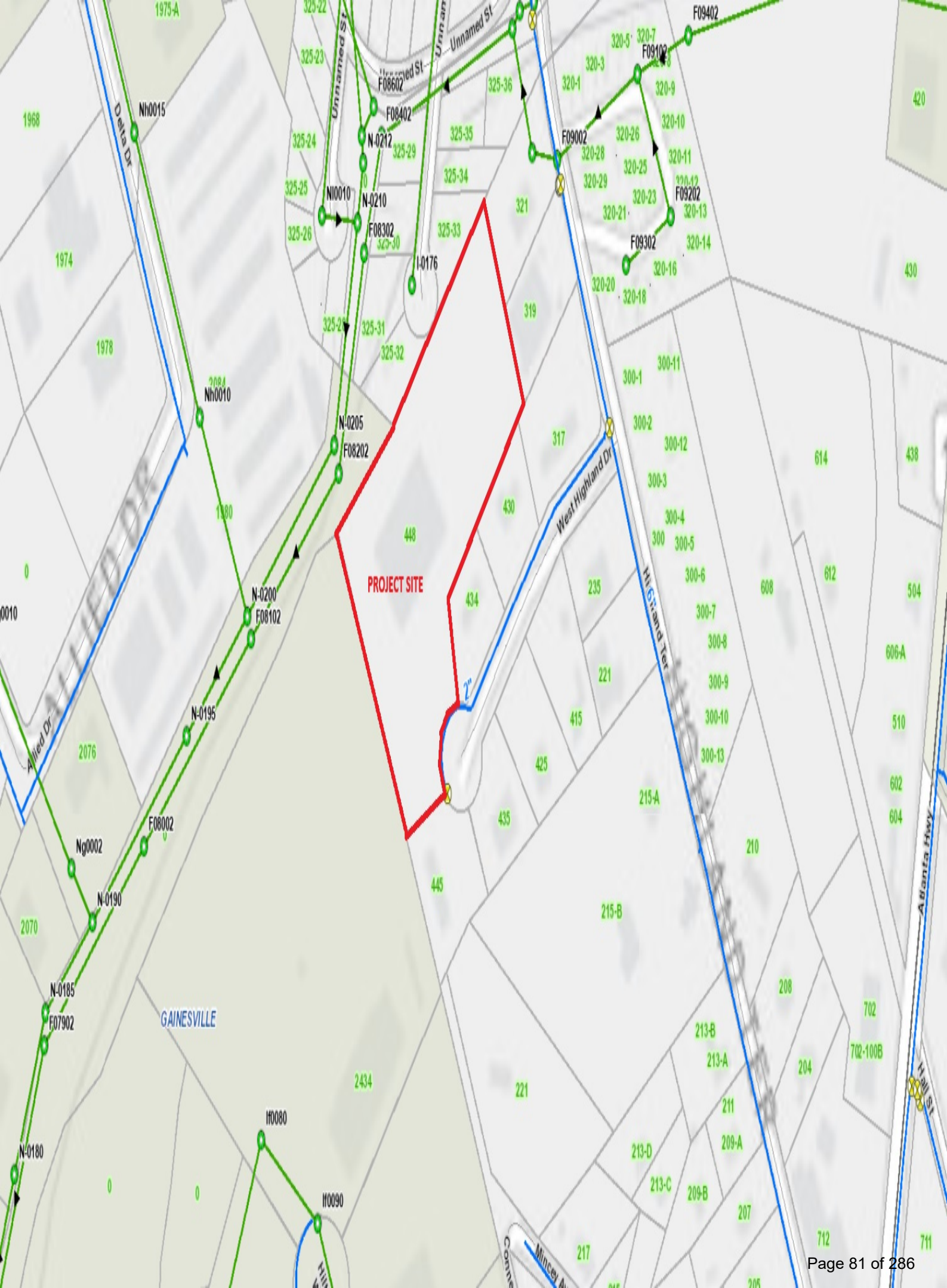
I am writing to you to request a permission for an annexation waiver to tie into public sewer, from the building I own at 448 W Highland Dr, Gainesville, GA 30501.

If you need additional information or have any questions, please let me know.

Best Regards,

Jose Luis Bauza Faria

Owner


PROJECT SITE
West Highland Dr
Highland Ter
Atlanta Hwy
Hall St
Delta Dr
Allied Dr
Unnamed St
GAINESVILLE
Nh0015
Nh0010
N-0205
F08202
N-0200
F08102
N-0195
F08002
Ng0002
N-0190
N-0185
F07902
N-0180
If0080
If0090
Nl0010
N-0210
F08302
N-0212
F08402
F08602
I-0176
F09002
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F09202
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F09402
2"

From: Matt Tate
Sent: Thursday, January 4, 2024 8:59 AM
To: Nick Swafford <NSwafford@gainesvillega.gov>
Cc: Rusty Ligon <Rligon@gainesvillega.gov>
Subject: 448 West Highland Drive

Nick,
The Community and Economic Development Department received a petition from Sermavica, LLC to annex 448 West Highland Drive for the further processing of poultry products. While the subject property is contiguous to the city limits, the proposed use does not meet the minimum standards to establish a food processing plant according to Section 9-10-6-14 of the Gainesville Unified Land Development Code. Specifically, the property does not meet the minimum 5.0 acres requirement, minimum 100 foot buffer and setback requirement from residential zoned property, and required access from a collector or arterial street. Therefore, the property should remain within unincorporated Hall County at this time. If the proposed use of the property were to change, the property may be eligible to be annexed at such time.
Take care,

MATT TATE
Deputy Director
Community and Economic Development

GAINESVILLE

770.531.6573
www.gainesville.org

311 Henry Ward Way
Gainesville, Georgia 30501
P.O. Box 2496 Gainesville, Georgia 30503
770.531.6570

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	April 2, 2024
Date Submitted:	April 2, 2024
Final Approval Date:	April 9, 2024
Presenter:	Jessica Tullar, Neighborhood Development Manager
Item of Business:	Resolution: Authorization to Apply for and Accept a U.S. Department of Energy (DOE) Energy Efficiency and Conservation Block Grant
Meeting Date:	April 11, 2024

Purpose of Request:
Resolution to authorize submittal and acceptance of, if awarded, a U.S. Department of Energy (DOE) Energy Efficiency and Conservation Block Grant (EECBG) Program Formula Grant.

Facts & Issues / History & Background:
The DOE Energy Efficiency and Conservation Block Grant (EECBG) Program provides federal grants to states, units of local government, and Indian tribes to assist eligible entities in implementing strategies to reduce fossil fuel emissions, to reduce total energy use, and to improve energy efficiency. Through section 40552(b) of the Infrastructure Investment and Jobs Act (IIJA), Congress authorized funding for the EECBG Program under which the DOE earmarked a portion of those funds to establish a Formula Grant for the EECBG Program for eligible units of local government. EECBG funds may be used on eligible activities such as (1) the development and implementation of an energy efficiency and conservation strategy, (2) conducting energy audits, and (3) creating financial incentive programs for energy efficiency improvements.

Gainesville is designated as a “Local Government – Alternative 1” eligible entity under the EECBG Formula Grant Program for which a total of $76,780 in EECBG Formula Grant Funds has been allocated to the City. The allocated amount of $76,780 in EECBG funds would be used for the development and implementation of an energy efficiency and conservation strategy, to conduct energy audits of City buildings and facilities, and to fund energy retrofits recommended in the strategy. This is a reimbursement grant, which requires the City to pay for eligible work and then submit a reimbursement request. No match is required.

Department Recommendation:
Adopt the resolution.

Department Director:
Rusty Ligon

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

Amount Requested: $76,780

Sources of Funds: U.S. Department of Energy EECBG Formula Grant

Finance Comments:

Administrative Comments:

Attachments:
1. Resolution: Apply for and Accept a US DOE EECBG Formula Grant

RESOLUTION GR-2024 - ___

AUTHORIZATION TO APPLY FOR AND ACCEPT A U.S. DEPARTMENT OF ENERGY (DOE) ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT

WHEREAS, the Energy Efficiency and Conservation Block Grant (EECBG) Program provides federal grants to states, units of local government, and Indian tribes to assist eligible entities in implementing strategies to reduce fossil fuel emissions, to reduce total energy use, and to improve energy efficiency; and

WHEREAS, the EECBG Program was authorized in Title V, Subtitle E of the Energy Independence and Security Act of 2007, and initially received appropriations through the American Recovery and Reinvestment Act of 2009; and

WHERAS, through section 40552(b) of the Infrastructure Investment and Jobs Act (IIJA), Congress authorized additional funding for the EECBG Program under which the U.S. Department of Energy (DOE) earmarked a portion of those funds to establish a Formula Grant for the *EECBG* Program for eligible units of local government; and

WHERAS, the City of Gainesville is designated as a "Local Government – Alternative 1" eligible entity under the EECBG Formula Grant Program for which a total of $76,780 in EECBG Formula Grant Funds has been allocated to the City; and

WHEREAS, the EECBG funds may be used on eligible activities such as (1) the development and implementation of an energy efficiency and conservation strategy, (2) conducting energy audits, and (3) creating financial incentive programs for energy efficiency improvements; and

WHEREAS, the City wishes to apply for the full allocated amount of $76,780 in EECBG funds for the development and implementation of an energy efficiency and conservation strategy, to conduct energy audits of City buildings and facilities, and to fund energy retrofits identified in the strategy.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Community and Economic Development Department to apply for the U.S. Department of Energy's *Energy Efficiency and Conservation Block Grant*.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville authorizes the Mayor, City Manager, and/or City Attorney, or their designee, to sign necessary documents to apply for, accept, execute and administer the grant.

Adopted this _____ day of _____, 2024.

RESOLUTION GR-2024 - ___

AUTHORIZATION TO APPLY FOR AND ACCEPT A U.S. DEPARTMENT OF ENERGY (DOE) ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT

_____
W. Samuel Couvillon, Mayor

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

ATTEST:

_____
Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	April 4, 2024
Date Submitted:	April 4, 2024
Final Approval Date:	April 9, 2024
Presenter:	Abb Hayes, City Attorney
Item of Business:	**Public Hearing Item: Tabled at the February 6, 2024 Council Meeting** 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**. • Proposed Rezoning Ordinance 2024-03
Meeting Date:	April 11, 2024

Purpose of Request:

To provide an overview of the following zoning request as presented at the January 9, 2024, Planning and Appeals Board meeting and tabled at the February 6, 2024 Council Meeting.

Facts & Issues / History & Background:

This request was previously tabled at the December 12th Planning and Appeals Board meeting and the February 6, 2024 Council Meeting. The applicant proposes to rezone the subject property for a mixed-use building consisting of office, living hospitality, restaurant/bar and residential uses. The property is located within the Gateway Corridor Overlay Zone and is within the Westside Tax Allocation District (TAD) of which the applicant intends to file a formal application for TAD funds. The proposed building is five stories in height with an additional lower level. The mixture of uses consists of 148 residential/apartment and hotel/hospitality units. According to the applicant, no more than 59 of the 148 total units will be occupied for 15 days or more at a time. Other uses include 7,028 sf restaurant/ bar, 12,395 sf co-working/ office space, 2,913 sf lobby area and 6,000 sf of outdoor patio space. Surface level and underground parking are proposed with primary access from Jesse Jewell Parkway and Scotland Avenue. A private / gated access from Johnson Street is proposed that will provide parking for service and housekeeping vehicles under the parking structure. The property is vacant of structures which previously contained the L&K Cafeteria, an oil lube business, various commercial uses and apartment units. The adjacent uses include the Super 8 Motel, Blackstock Auto Services, Econo Lodge Motel, Popeyes restaurant, rental apartments, single-family homes, Virtual Properties Realty and Cook Law Group.

Department Recommendation:

Planning staff recommended approval with eleven conditions and PAB recommended denial. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2024-03:
I move to approve the ordinance to rezone the subject property from General Business (G-B) to Planned Unit

Development (P-U-D) with eleven 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. CC Legal Ad - 3/20-21/2024
2. CC Legal Ad - 1/19-20/2024
3. PAB Recommendation Report
4. Proposed Rezoning Ordinance 2024-03
5. Location Maps
6. Narrative
7. Survey Plat
8. Landscape Plan
9. Architectural Renderings
10. Floor Plans
11. Traffic Statement

4295
131769
2/28, 3/6, 13, 20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Chanage of Kayla Marie Reed, Petitioner.
Civil Action Case Number: 2024CV000313KFG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Kayla Marie Reed filed a petition in the Superior Court of Hall County on February 21st, 2024, to change name from: Kayla Marie Reed to Kayla Marie Steele. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 02/21/224
Kayla Marie Reed
Petitioner, Pro se
Name: Kayla Marie Reed
Address: 3934 Walnut Grove Way
Email: kaylaolivia.2023@gmail.com
Phone (day): 770-940-3627
131974
2/28, 3/7, 3/13, 3/20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Luke Joseph Lenhardt Ousley
Kathleen Maire Korab Lenhardt Petitioner,
v.
Stephen Joseph Ousley
Respondent.
Civil Action File No: 2024CV000386LHB
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on March 5, 2024, to change the name of the following minor child(ren):
From:
Luke Joseph Lenhardt Ousley
Proposed New Name:
Luke Ousley Lenhardt
Any interested 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: 3-5-2024
Kathleen Lenhardt
Petitioner Pro se
Name: Kathleen Maire Korab Lenhardt
Address: 5519 Tanners Ridge Road Gainesville, GA 30507
Phone: 404-384-6571
Email: katmarielenhardt@outlook.com
132458
3/13, 3/20, 3/27, 4/3

Public Hearings

LEGAL NOTICE
Atlanta Gas Light Company ("AGL") filed its 2025-2034 Integrated Capacity and Delivery Plan with the Georgia Public Service Commission ("Commission") on February 1, 2024, in Docket No. 43820. A copy of the Petition is on file with the Commission.
The Commission will hold public hearings on Tuesday, June 11, 2024, and Wednesday, June 12, 2024, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence.
In accordance with O.C.G.A. § 46-2-59(c) and Commission Utility Rule 515-2-1-.06, persons wishing to intervene must file a petition to intervene with the Commission within thirty (30) days of the first publication of this notice. Petitions to intervene shall be filed at the office of the Executive Secretary, Georgia Public Service Commission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701, and copies shall be served on AGL and other parties that have petitioned to intervene.
If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director's Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only).
This notice is published at the direction of the Georgia Public Service Commission.
Elizabeth Wade, Esq.
Chief Counsel, Regulatory Affairs
Atlanta Gas Light Company
132776 3/20

NOTICE is hereby given that the **Hall County Board of Commissioners** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on **Tuesday, April 23, 2024** to consider the following:
1.0 McKinzey Lane | Use Subject to County Commission Approval | 17.50.040.K Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinzey Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | **Proposed Use: 6-lot subdivision** | ** Commission District 2 | **Garry L. English, applicant**
2. 2860 Atlanta Highway | Amend Conditions | on a 3.52± acre tract located on the west side of Atlanta Highway, approximately 170 feet from its intersection with Thurmon Tanner Parkway | Zoned S-S (GCOD); Tax Parcel 08027 000010 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
3. 2852 Atlanta Highway | Rezone | from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
4. 8545 Belton Bridge Road | Amend Conditions | on an 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**
5. (A) 2696 Cleveland Highway | Rezone | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
(B) 2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
6. 4899 Browns Bridge Road | Rezone | from Agricultural Residential (AR-III) to Highway Business (H-B) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | **Proposed Use: Office/warehouse buildings** | ** Commission District 2 | **Advantage Investment Properties, applicant**
7. Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission. ** | Hall County Planning Staff, applicant.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
132823 3/20

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, April 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 **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-001-002A
Request: Sewer for an existing single-family home and detached guest house
2) Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC**) to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-007-003-034
Request: Sewer for an existing office building
3) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 00-063-006-005,006;06-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018
Request: Existing uses
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})
132806 3/20

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, April 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 **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 **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community
3) Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).
Ward Number: Five
Tax Parcel Number(s): 15-035-000-015
Request: Data mining facility
4) Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE**) from Neighborhood Business (N-B) to Residential-I (R-I).
Ward Number: One
Tax Parcel Number(s): 01-097-001-024
Request: Single-family home
5) Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 01-132-005-015
Request: Special event center
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})
132807 3/20

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, March 12, 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 Tuesday, April 9, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 1st day of February, 2024.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amy L. Barfield and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: RA-200
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.
131230 2/14, 21, 28, 3/6, 13, 20, 27

PUBLIC NOTICE
The Braselton Mayor and Council will hold a Public Hearing on Monday, April 8, 2024, at 4:30 p.m. on the following items:
Adoption of the new Town of Braselton Development Code
Amendment to the Town of Braselton Development Code
Amendment to Section 8.1 – Use by District Tables
The intent is to amend this section to enact a new Use by District Table in its entirety.
Amendment to Section 3.1 – Definitions
COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/planning_commission.php
FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net
*ALL BRASELTON PLANNING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517
132777 3/20

STATE OF GEORGIA
HALL COUNTY
NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED that on the 2nd day of April, 2024 at 9:00 a.m., at the Hall County Courthouse in Gainesville, Georgia, the presiding Judge of the Superior Court of Hall County, Georgia, will hear the case of State of Georgia v. Housing Authority of the City of Gainesville, Georgia and Harrison Village Phase I, LP, Civil Action File Number 2024CV000423, the same being a proceeding to confirm and validate its Multifamily Note (Governmental) (Harrison Village Apartments) (the "Governmental Note"), issued in an aggregate principal amount not to exceed Twenty-Eight Million Dollars ($28,000,000) and the security for such Governmental Note. The proceeds of the Governmental Note are being lent by the Housing Authority of the City of Gainesville, Georgia (the "Issuer") to Harrison Village Phase I, LP, a Georgia limited partnership (the "Owner"), in order to (i) pay all or a portion of the costs of acquisition, construction, renovation, and equipping of an existing affordable multifamily housing facility to be known as Harrison Village Apartments, containing approximately one hundred twenty (120) units (the "Project"); (ii) fund certain reserves; and (iii) pay the costs of issuance of the Governmental Note. The Issuer will lend the proceeds of the Governmental Note to the Owner pursuant to a Project Loan Agreement dated as of April 1, 2024, or such other date as agreed by the parties (the "Project Loan Agreement"), among the Issuer, The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"), and the Owner, which obligates the Owner to pay to the Issuer such loan payments at such times and in such amounts as will be sufficient to pay the principal of, premium (if any), and interest on the Governmental Note, as and when the same become due. To secure its obligation to pay the principal of, premium (if any), and interest on the Governmental Note, the Issuer will assign and pledge to the Initial Funding Lender, and grant a security interest in, all of its right, title, and interest (except for the Unassigned Rights, as defined in the Funding Loan Agreement, as hereinafter defined) in the Project Loan Agreement, and all revenues, payments, receipts, and monies to be received and held thereunder, all pursuant to the Funding Loan Agreement dated as of April 1, 2024, or such other date as agreed to by the parties (the "Funding Loan Agreement"), among the Issuer, Fiscal Agent, and JPMorgan Chase Bank, N.A., as Initial Funding Lender (the "Initial Funding Lender"). The Project being financed with the proceeds of the Governmental Note is located within the corporate limits of Hall County, Georgia. In said proceeding, the Court will also pass upon the validity of the Act and upon the validity of the Governmental Note, Project Loan Agreement, Funding Loan Agreement, Security Instrument, and Land Use Restriction Agreement and certain related matters and documents. Any citizen of the State of Georgia residing in Hall County, Georgia, or any other person wherever residing who has a right to object, may intervene and may become a party to this proceeding.
THE ISSUER WILL NOT CONDUCT ANY "PERFORMANCE AUDIT" OR "PERFORMANCE REVIEW" WITH RESPECT TO THE GOVERNMENTAL NOTE AS SUCH TERMS ARE DESCRIBED IN O.C.G.A. § 36-82-100.
This 11th day of March, 2024.
CHARLES BAKER, Clerk
Superior Court of Hall County, Georgia
132782 3/20, 3/27

Public Sales/Auctions

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, 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 30501, 4/4/2024 12:00pm
Isela Perez
1048
Queen bed, box spring, tv stand, coffee table, recliner, chair, stool, and 10 boxes.
Noe Leon
1220
Beds, sofas, tvs, and dinner table.
Jolonda Forrester
1452
Household goods
Randall Pruitt
2212
Household goods.
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 property.
132374 3/20, 3/27

LEGAL NOTICE OF PUBLIC SALE: Pursuant to GA Self-Storage Facility Act & to satisfy Owner's lien Storage Depot of Gainesville GA (770)536-0019 will conduct a public auction of the contents of storage units described below to be purchased AS-IS. TERMS listed on auction website. See and bid on all units 24/7 ending on MARCH 29, 2024 @ www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property. GA1 - 319 Linwood Dr - Gainesville, GA 30501: A0708 Ka☒e Wilbanks: misc. items. GA2 - 879 SW Airport Dr, Gainesville, GA 30501: 326 Nathaniel Sims: furniture, misc. items. GA3 - 635 Industrial Blvd - Gainesville, GA 30501: 173 Ramiro Cortez: misc. items; 172 Chadwick Hopkins: misc. items; 186 Ruben Sanchez: misc. items.
132558 3/13, 3/20

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 April 11, 2024 at approx. 1:30 PM at [www.storagetreasures.com]: Cube #423 Lisa Hernandez.
132364 3/20, 3/27

Probate Notices

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Benjamin Parks, FORMER MINOR.
Date of Publication, if any: March 20 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 0:00 a.m. Mav6 2024 said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/DEPUTY CLERK
116 Spring Street SE
Gainesville, GA 30501
Address
770.531-6924
Telephone Number
132025 3/20

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
David Gene Caldwell, DECEASED
ESTATE NO. E - 22 - 275
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: whom it may concern:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. April 1, 2024.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street
First Floor Gainesville,

CLASSIFIED Marketplace

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Place your ad today, call 770-535-1199 or email classifieds@gainesvilletimes.com

Jobs

JOBS - Misc. Help Wanted

Los Carrillo II, Inc., (Gainesville, GA) has job openings for Meat Cutters. Job duties include use knives, meat saws, and bands saws to perform ear cutting and trimming. Wrap, weigh, and label cuts of meat and place in display counter. Applicant must be at least 18 years of age and must be able to work weekends. Send resume to 503 Atlanta Hwy, Gainesville, 30501

Now Hiring
Heavy Equipment Operators
CDL Drivers
Field Mechanics
Locally owned and operated for over 25 years. Great benefits, steady hours, home every night.
Call 678-898-0504

JOBS - Office/Clerical

Sawnee EMC is seeking a **General Clerk III – Customer Service** to assist in a high-volume call center. Requires high school diploma or equivalency, computer, communication and general office skills. Two years of related experience preferred. Position is **full-time; must be flexible to work irregular hours, to include evenings, weekends and holidays.** Applicants must complete an application prior to **5 PM, February 2, 2024.** Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568. Sawnee Electric Membership Corporation is an Equal Opportunity and Affirmative Action Employer of Females, Minorities, Veterans and Individuals with Disabilities. Sawnee EMC is VEVRAA Federal Contractor. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions. Drug Free Workplace.

Stuff

Misc. For Sale

3174 Cleveland Hwy.
Gainesville
A Little Bit of Everything. Gifts. Toys. Womens Clothes. Hardware. Tarps. Rug Deals. CBD. Flags. Christmas.
Open Monday - Saturday 9am - 6pm
Boiled Peanuts on Thurs, Fri, Sat

Barn seasoned firewood for sale delivery available 706 531 8567

Seasoned firewood for sale delivery available 706 531 8567

Pets & Supplies

CKC Shih Tzu puppies available in Cornelia GA. Contact Hardy Stuckey at 706-968-2660 or Jennifer Harris at 762-230-1174 or visit our website at www.stuckeyspuppies.com

CKC Shih Tzu puppies available in Cornelia, GA. Contact Hardy Stuckey at 706-968-2660 or Jennifer Harris at 762-230-1174. www.stuckeyspuppies.com

Full blooded AKC Golden Retriever Puppies born December 9, 2023. Contact Britany McCarty at (706)-207-1367

Goldendoodles cute will be available first or second week in January well taken care of, spoiled 4 males 3 females call for pictures 678-997-1299 Or 678-997-1298

Yorkies, Maltese and Morkies, CKC reg, first shots and wormed, health guarantee, m-$650 f-$750, 706-692-6039

Yard Sale

ESTATE SALE
5314 Clarks Bridge RD
Fri Jan 26- 27
8am-5pm
furniture, appliances, home decor, Christmas shop, tools, lawn equipment, etc

Lake House Estate Sale
2748 Northlake Rd
Gainesville
Thurs 1/18 10am-3pm
Fri 1/19 10am-3pm
Sat 1/20 9am-2pm
Home full of antiques, collectibles, furniture, vintage video games, vintage Christmas, quilts, pottery, tools & much more! If inclement weather see website.
Photos at LifetimeEstateSales.com
(706) 490-3453
Lifetime Estate Sales is a locally owned, insured & experienced estate liquidator and we offer free consultations. "To everything there is a season…"

Homes-Rentals

Apartments-Unfurnished

Vista Ridge at Lake Lanier apartments 1, 2 & 3 apartments & townhomes. Call us at 770-532-8692/ Vistaridge@mlpropgroup.com

Wheels

Trucks

2008 Ford Explorer Sport Trac
Rebuilt trans, high mileage
Expertly maintained, runs great
Call for details, $8200
404-551-2209

Legals

Alcoholic Beverage

This is a legal notice that Bhaumik Tiwari
will apply to the Hall County Commission at it's next regular meeting for a Malt Beverage, Wine, PACKAGE, license at Kwick Mart
2672 Gillsville Highway
Gainesville GA 30507
Per Owner/Manager
Ananta DBM, Inc/ Bhaumik Tiwari
130206 1/17, 20, 24, 27

Construction/Service Bids

REQUEST FOR BID
The City of Gainesville Department Water Resources is requesting bids for **Fencing - RFB No. 24011.** Individual sealed bids will be received at the City of Gainesville Purchasing Office, 1006 S. Bradford St., Gainesville, GA until **2:00 P.M., Thursday, January 25, 2024,** after which time, no further bids will be accepted. **Sealed bids will be opened on the same date at 2:00 P.M., at the Department of Water Resources Headquarters Building, 1006 S. Bradford St. Ext., Gainesville, Ga.** It is the responsibility of the Firm submitting a bid to ensure that it is received prior to the stated deadline. Bids received after the deadline will not be considered under any circumstances, and will be returned unopened after final award is made.
Bid forms and specifications are available at the City of Gainesville Purchasing Office, 1006 S. Bradford St., Gainesville, GA 30501
The City of Gainesville reserves the right to accept or reject any or all bids or portions thereof and to waive technicalities.
The City of Gainesville is an equal opportunity Owner/ Employer and will not discriminate against any Bidder, and/or contractor because of race, creed, color, religion, sex, national origin or ADA disability status.
Brian Lackey
City Manager
130044 1/13, 1/20

Request for Proposal
Water Service Line Materials Field Verification
City of Gainesville, Georgia
The City of Gainesville is requesting individual Proposals for furnishing materials, labor, tools, equipment, and appurtenances necessary for the Water Service Line Materials Field Verification project. This Project includes, but is not limited to: obtaining dig tickets from GA811; locating existing service lines on each side of the water meter; exposing service lines using Owner-approved methods such as visual, soft dig or hydro-vacuum; identifying service line material with swab and scratch tests; documenting service line information using a City provided online form to upload photographs and material identification; and restoring disturbed landscaping to pre-existing conditions. Beginning on **Monday, January 15, 2024**, a copy of the request for proposal and contract documents can be obtained, via email from Alejandro Chacon at achacon@gainesvillega.gov There will be a mandatory Pre- Proposal meeting for this project on Thursday, **February 1, 2024 at 2:00 p.m.** in the 3rd Floor Conference Room at the Department of Water Resources, 757 Queen City Parkway, Gainesville, Georgia 30501. Sealed proposals may be submitted until **2:00 p.m.**, local time, on **Thursday, February 29, 2024**, to Alejandro Chacon, City of Gainesville, Department of Water Resources Administration Building, 1st Floor, Engineering and Construction Services Division, 757 Queen City Parkway, Gainesville, GA 30501.
130182 1/13, 20, 27

Local Government

NOTICE is hereby given that the Hall County Planning Commission shall conduct a Work Session at 1:00 p.m. on Tuesday, January 23, 2024. The meetings will be held at the Hall County Government Center located at 2875 Browns Bridge Road, Gainesville, GA 30504.
The purpose of these meetings will be for the review and discussion of items as outlined on the agenda and such other business as may properly come before the Planning Commission. All interested persons are encouraged to attend.
130292 1/20

Miscellaneous

NEW SEX OFFENDER TO HALL COUNTY
NAME: Richard Jeffrey Clark
ADDRESS: 5632 Wild Olive Dr Flowery Branch Ga 30542
DATE OF OFFENSE: 09/27/1991
OFFENSE: Child Molestation
COURT OF CONVICTION: Whitfield County
WEBSITE: https://gbi.georgia.gov/georgia-sex-offender-registry
130407 1/20

NEW SEX OFFENDER TO HALL COUNTY
NAME: Edward Jerome Williams
ADDRESS: 4510 Browns Bridge Rd Gainesville Ga 30506
DATE OF OFFENSE: 09/03/2004
OFFENSE: Child Molestation
COURT OF CONVICTION: Lowndes County
WEBSITE: https://gbi.georgia.gov/georgia-sex-offender-registry
130271 1/20

NEW SEX OFFENDER TO HALL COUNTY
NAME: Joshua Teddy Fischer
ADDRESS: 5042 Hog Mountain Rd Flowery Branch Ga 30542
DATE OF OFFENSE: 02/07/2021
OFFENSE: Child Exploitation
COURT OF CONVICTION: Hall County
WEBSITE: https://gbi.georgia.gov/georgia-sex-offender-registry
130270 1/20

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, February 6, 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 **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})
130469 1/20

APARTMENTS
FOR RENT
RPC Partners
2 Bedrm. Apartments
Gainesville, Oakwood & Flowery Branch
$300 Move in Special
Plus Deposit
770-654-2807

NOW HIRING
SIMPSON'S TRUCKING & GRADING INC. Gainesville, GA
Off-Road Truck Drivers, Scraper Operators, and CDL Drivers/Heavy Equipment Operator
Competitive pay, Great Benefits (401k, Health Ins., Vacation)
Apply in Person
1364 Candler Rd. Gainesville, Ga 30507
Monday - Friday 8am - 5pm
770-536-4731 Ext. 1

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant.....Simpatico Communities
Property Owner.....Virtua Gainesville Hotel Owner, LLC
Location.....839 and 853 Jesse Jewell Parkway, SW
Request.....Rezone from G-B to P-U-D
Size.....3.17± acres
Ward.....Three
Proposed Use.....Mixed-use building
Planning Division Staff Recommendation.....**Approval, with conditions**
Planning & Appeals Board Recommendation.....**Denial**
Date.....January 9, 2024

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

The applicant is requesting to rezone the subject property for a mixed-use building consisting of 148 hotel and living hospitality units / rooms ranging from 234 to 342 square feet in size for users staying one night or an extended length. No more than 40% of the units will be occupied for 15 days or more at a time which will consist of 40 units specifically designed as apartments and 19 hotel type units. Other uses include 7,028 sf restaurant/ bar, 820 sf coffee shop, 12,303 sf Thrive co-working, 1,395 sf office space, 2,913 sf lobby area, 960 sf exercise room, 6,000+ sf of outdoor patio space and additional kitchen, laundry and employee space.

The proposed building will consist of five stories over a lower parking level that will also contain a laundry, employee lounge and mechanical area. According to the architectural plan the building will total approximately 97,597 square feet in size and the exterior materials will mostly consist of a mixture of EFIS, masonry and glass. Primary access is proposed from Jesse Jewell Parkway and Scotland Avenue. A private / gated access from Johnson Street is proposed that will provide parking for service and housekeeping vehicles under the parking structure. This parking area will be fenced and screened with landscaping to minimize impacts on the adjacent residential uses. Approximately 266 surface level and underground parking spaces are proposed on site but additional on-street parking is optional if needed. Monument and building signs are proposed and will be consistent with the Unified Land Development Code standards.

The subject property contains a billboard advertising sign, old concrete foundations and asphalt parking areas which were from the previous L&K Cafeteria, auto oil/service business and various commercial and apartment uses. These uses were demolished five years ago and the property has remained in its current state. The property is located within the Gateway Corridor Overlay Zone and is within the Westside Tax Allocation District (TAD) of which the applicant intends to file a formal application for TAD funds.

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

Location	Use	Zoning
North	Popeyes Restaurant; Econo Lodge Motel	General Business (G-B)
South	Super 8 Motel; Blackstock Auto Service	General Business (G-B)
East	Single-family, townhomes and duplex apartments	Residential-II (R-II)
West	Virtual Properties Realty; Cook Law Firm	General Business (G-B)

- ***Other Departmental Comments***

The request will require coordination with the Georgia Department of Transportation (GDOT). Special encroachment permits will be required as well as an Intersection Control Evaluation (ICE) study.

There were no other departmental comments for the request.

- ***Traffic Impact Statement***

A traffic impact statement was originally conducted for this development on June 9, 2023 and was based on a living hospitality development consisting of 198 rooms, 9,602 sf of Thrive office space and 8,204 sf of restaurant/bar and venue space. The revised request reduced the number of rooms/units from 198 to 148, reduced the square footage of restaurant/bar/coffee shop space but increased the total office space.

The driveway intersections located at Jesse Jewell Parkway, Scotland Avenue and Johnson Street were evaluated. In conclusion, the proposed development is anticipated to increase annual average traffic on Jesse Jewell Parkway from 26,600 vehicles per day to 28,200 vehicles per day resulting in an approximate 6% increase in annual average traffic. Therefore, the proposed development is anticipated to have minimal impacts to Jesse Jewell Parkway and the surrounding local road network.

	Total Trips	Inbound Trips	Outbound Trips
Daily	1,582	791	791
AM	133	75	58
PM	137	72	65

- ***Zoning History***

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

2021 - A request by McNeal Development, LLC to rezone a 4.86± acres tract located 504, 512, 514, 520 and 528 Banks Street, SW; 510 East Avenue, SW; 535, 548, 549, 604, 608, 620 and 628 Gordon Avenue, SW; 0, 602, 611 and 612 Longstreet Avenue, SW; 436 and 442 Parker Street, SW; 627 and 635 Queen City Parkway; 507 and 513 Saint Thomas Drive from Residential-II (R-II), Office and Institutional (O-I), General Business (G-B) and Heavy Industrial to Planned Unit Development (P-U-D) for multi-family apartments was approved with conditions.

2020- A request by the City of Gainesville to rezone 39.0± acres consisting of 25 properties located within Midtown Gainesville from Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B), Residential-II (R-II) to Office and Institutional (O-I) for existing uses was approved.

2016 - A request by Cobb Investments, LP to amend a 0.54± acre tract zoned Planned Unit Development (P-U-D) located at 0, 947 and 951 Myrtle Street SW; 712, 714, 718, 720, 722 and 724 Cleveland Street SW for a multi-family apartment addition was approved with conditions.

2016 - A request by Synergy Recovery Center for a special use within Residential-II (R-II) zoning on 0.50± acre tract located at 746 Cleveland Street, SW for group home was denied.

2015 - A request by Jose Valerio to rezone a 0.28± acre tract located at 1230 Myrtle Street from General Business (G-B) to Residential-II (R-II) for a two-family residence was approved with conditions.

- ***Staff Analysis***

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

The surrounding properties consist of a mixture of residential and non-residential uses that are zoned Residential-II (R-II), Office and Institutional (O-I) General Business (G-B) and Planned Unit Development (P-U-D). The adjacent uses include Super 8 Motel, Blackstock Auto Service, EconoLodge motel, Popeyes restaurant, Cook Law Firm, Virtual Properties Realty, townhomes, duplex apartments and a single-family home. It appears the mixed-use development is suitable given the mixture of surrounding uses and zoning districts.

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

The proposal will improve blighted property that has remained undeveloped for over five years. Some of the proposed improvements will include landscaping, stormwater, access, building materials and the overall aesthetics. Additional traffic created by the development will increase turning movements on Jesse Jewell Parkway, Scotland Avenue, Johnson Street and other nearby secondary roads. Primary access is proposed from Jesse Jewell Parkway and Scotland Avenue. Secondary access is limited to employees and service vehicles will be from Johnson Street which is adjacent to existing residential uses.

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

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

The Character Area map for the City of Gainesville places the subject property within the *West Side* character area. Land uses allowed in the West Side include higher density residential, mixed-use, commercial, light industrial, public and institutional and parks and recreation. Increasing the quality of existing and new housing, as well as housing affordability should be prioritized. General mixed-use, multi-family residential and higher density single-family residential are appropriate land uses.

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

The subject property is currently zoned General Business (G-B) which allows for numerous nonresidential uses such as an office, restaurant, retail, auto repair/sales and various service type uses such as a 5-story hotel/motel. The property is suitable for redevelopment as it has remained in its blighted condition for over five years. The proposed P-U-D is a site-specific zoning that assures the developer will adhere to the proposed development quality and standards as presented by the applicant and any associated zoning conditions. Therefore, the proposal would restrict other uses from being developed that may be detrimental to the adjacent neighborhood.

(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?

City water and sewer is available and capacity is sufficient to serve the proposed development.

Existing public safety services currently respond to the adjacent properties. Gainesville Fire Station #1 is located off of Queen City Parkway which is approximately 0.35± mile from the subject property.

According to the traffic statement provided by the applicant, the proposed mixed-use building will generate a combined 1,582 weekday trips (50% entering, 50% exiting), 133 A.M. peak hour trips (75 entering, 58 exiting), and 137 P.M. peak hour trips (72 entering, 65 exiting).

The proposed use is mostly commercial and is designed for short-term hotel occupancy. No more than 40% of the rooms/units (59 rooms/units) are proposed for occupancy for 15 days or more at a time. While school aged children could occupy some of the living hospitality units, the design of the structure and amenities provided are not catered toward families with children.

(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 property is located within a heavy commercial corridor with frontage on Jesse Jewell Parkway. Attached and detached residential homes are located to the rear of the property off of Johnson Street. A mixture of residential and commercial uses would serve as a transitional use between the commercial corridor to the adjacent neighborhood.

(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 mixture of residential and nonresidential uses, it appears the proposal, with the recommended zoning conditions, reflects 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 Planned Unit Development (P-U-D) rezoning request, based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

1. **The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance and the future site plan application shall be subject to the Community Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
2. **The uses within the proposed mixed-use building shall be limited to a 148 unit hotel, residential, restaurant/bar, coffee bar, co-working office space, conference room space and associated amenities.**
3. **The proposed hotel and residential spaces shall adhere to Unified Land Development Code standards for lodging services except that the minimum size per each unit shall be no less than 234 square feet in size.**

4. **A maximum of 40% (59 units) of the hotel units may be occupied by patrons for more than 15 days at time within one or more rooms/units. This includes 40 units specifically designed as apartments on floors one and two, and up to 19 hotel type units on floors three, four and five.**
5. **The number of proposed units and square footage of restaurant/bar, coffee bar, co-working office space, conference room space and associated amenities shall be based on the onsite parking spaces provided for each use per the Unified Land Development Code parking requirements. Any proposed on-street parking spaces shall require review and approval by the Gainesville Public Works Department.**
6. **The developer shall coordinate all traffic improvements with the Gainesville Public Works Director and the Georgia Department of Transportation (GDOT) and prior to permitting. The Gainesville Public Works Director and GDOT shall have the final determination of the time line of these improvements based on the developer's proposed construction schedule. All costs associated with the improvements shall be at the full expense of the developer.**
7. **All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
8. **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.**
9. **The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees. In addition, the frontage landscape area along Johnson Street shall contain a mixture of evergreen trees and shrubs and shall be subject to the approval of the Community & Economic Development Director.**
10. **A uniform sign plan shall be required for the proposed development subject to the approval of the Community and Economic Development Department Director.**
11. **The subject property shall be properly maintained prior to, during and after the property is redeveloped for the proposed use. This shall include regularly scheduled landscape management, removal of trash/debris and illegal parking of vehicles or trailers.**

Excerpts from the January 9, 2024 PAB Meeting Minutes

Applicant Presentation: Felipe Zubia, 10 Roswell Street, Alpharetta, with Simpatico Communities representing the property owner Virtua Gainesville stated they have owned the site for five years and originally the plans were for a Home2 Suites and Marriott Courtyard. Mr. Zubia stated the space will cater to those relocating with the need for extended stays but would prefer all 148 units sold as hotel units since it would bring more revenue. He mentioned the concept will be incorporating a live/work/play/stay site with food and beverage along with a social concept such as cornhole, darts or simulated golf and co-work space. He also said Thrive on the Gainesville square have committed to 12,000 square feet since they are at capacity and believes it is a great location being a gateway to downtown Gainesville.

Board Member Young was curious about the number of rooms containing kitchens and Mr. Zubia replied there are 40 units designated as apartments but can be rented overnight as a hotel room.

Vice-Chair Thompson asked if there would be any branding on the facility and Mr. Zubia replied he works for a private equity investment group and spoke about their portfolio and being the third largest hotel management group in the country and townhome development. Mr. Zuba stated they are developing variations of the same concept in Arizona and Colorado as in Gainesville.

FAVOR: None

OPPOSE: Gina London Pilcher, 714 Scotland Avenue, stated she is not opposed to the property being developed but concerned about the water issues and drainage. She spoke about the drainage issues from Jesse Jewell, flooding of the parking area on her property and mentioned the water retention pond at the apartment complex on Myrtle and Summit was overflowing with the recent rain. Mrs. Pilcher's only concern was with the water drainage issue being resolved.

Chairman Carter stated the if the project was approved and come to fruition during construction the City of Gainesville staff would monitor the engineering, conduct hydrology studies and the water runoff would be addressed. He said there would most likely be underground detention.

Mr. Zubia stated they are aware of the concern and hired a local civil engineer James Irvin with Foothills Land Design. He said there will be underground storage along with some green space being utilized for retention.

Vice-Chair Thompson asked if the restaurant/bar would be internally operated or leased. Mr. Zubia said it would be a sister company or a very selective food/beverage operator being a more higher end provider and not a typical Hilton Garden Inn restaurant.

Olivia Chert, 603 Orchard Brook Drive, stated one concern regarding the 2040 Comprehensive Plan named the site a development to help the community but with the proposed development plan seems to be a money grab for the property developer or any outside businesses without serving the community. She stated the second concern was the city board had not taken the time to address the community other than by letters which were all in English but the community is all Spanish speakers with the majority unable to read or speak English. Ms. Chert felt there has not been adequate engagement with the community for them to show opposition for it as with other communities therefore the Board should table the proposal again to consider how it will serve the community and address community properly.

Chairman Carter asked Deputy Director Tate what could be developed on the property without any zoning being changed. Mr. Tate stated the property is zoned General Business and uses such as hotel, motel, auto service, auto repair, car lot, restaurant along with a multitude of heavy commercial uses would be allowed on the property without requiring any zoning approval. Vice-Chair Thompson stated he is more concerned with the multi-family aspect of the project.

There was a motion to recommend denial to rezone the subject property for a mixed-use building from General Business (G-B) to Planned Unit Development (P-U-D) zoning.

Motion made by Vice-Chair Thompson
Motion seconded by Board Member Martin
Vote – 4 favor, 1 against (Carter), 1 absent (Fleming), 1 vacant

Passed: _____

AN ORDINANCE

No. 2024-03

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON 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, WITH CONDITIONS (P-U-D-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 **Planned Unit Development, with conditions (P-U-D-c)**.

Conditions

1. **The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance and the future site plan application shall be subject to the Community Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
2. **The uses within the proposed mixed-use building shall be limited to a 148 unit hotel, residential, restaurant/bar, coffee bar, co-working office space, conference room space and associated amenities.**
3. **The proposed hotel and residential spaces shall adhere to Unified Land Development Code standards for lodging services except that the minimum size per each unit shall be no less than 234 square feet in size.**
4. **A maximum of 40% (59 units) of the hotel units may be occupied by patrons for more than 15 days at time within one or more rooms/units. This includes 40 units specifically designed as apartments on floors one and two, and up to 19 hotel type units on floors three, four and five.**
5. **The number of proposed units and square footage of restaurant/bar, coffee bar, co-working office space, conference room space and associated amenities shall be based on the onsite parking spaces provided for each use per the Unified Land Development Code parking requirements. Any proposed on-street parking spaces shall require review and approval by the Gainesville Public Works Department.**

6. **The developer shall coordinate all traffic improvements with the Gainesville Public Works Director and the Georgia Department of Transportation (GDOT) and prior to permitting. The Gainesville Public Works Director and GDOT shall have the final determination of the time line of these improvements based on the developer's proposed construction schedule. All costs associated with the improvements shall be at the full expense of the developer.**
7. **All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
8. **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.**
9. **The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees. In addition, the frontage landscape area along Johnson Street shall contain a mixture of evergreen trees and shrubs and shall be subject to the approval of the Community & Economic Development Director.**
10. **A uniform sign plan shall be required for the proposed development subject to the approval of the Community and Economic Development Department Director.**
11. **The subject property shall be properly maintained prior to, during and after the property is redeveloped for the proposed use. This shall include regularly scheduled landscape management, removal of trash/debris and illegal parking of vehicles or trailers.**

Legal Description

All that tract or parcel of land lying and being in Land Lot 411, in the City of Gainesville, State of Georgia, and being more particularly described as follows:

COMMENCING for the same at a PK Nail set at the centerline intersection of Scotland Avenue (40' right-of-way) and Johnson Road (30' right-of-way) thence running North 02°09'53" West, a distance of 30.45 feet to an iron pin set at the right-of-way intersection of said Scotland Avenue and Johnson Road, being the point of BEGINNING; thence running along the right-of-way of Scotland Avenue, along land now or formerly owned by HUM LLC, North 44°43'01" West, a distance of 134.63 feet to a ½ rebar; thence North 46°15'50" West, a distance of 125.92 feet to a ¾" solid steel rod; thence North 46°48'11" West, a distance of 20.03 feet to a ¾" crimp top pipe; thence North 46°49'37" West, a distance of 98.42 feet to an iron pin set; thence North 16°28'26" West, a distance of 18.42 feet to an iron pin set; thence North 02°02'41" East, distance of 14.76 feet to an iron pin set at the right-of-way intersection of said Scotland Avenue and Jesse Jewell Parkway (right-of-way varies); thence leaving the right-of-way of Scotland Avenue, running along the right-of-way of said Jesse Jewel Parkway, North 30°23'58" East, a distance of 108.48 feet to an iron pin set; thence North 30°16'50" East, a distance of 109.74 feet to an iron pin set; thence leaving said right-of-way of Jesse Jewell Parkway, running along land now or formerly owned by PFC Inc., South 54°36'40" East, a distance of 48.73 feet to an iron pin set; thence South 49°56'04" East, a distance of 96.16 feet to an iron pin set; thence North 35°36'34" East, a distance of 144.31 feet to an iron pin set; thence running along land now or formerly owned by Ritnes Inc. and land now or formerly owned by Charles Duane Pierce, South 49°47'02" East, a distance of 188.55 feet to an iron pin set; thence running along land now or formerly owned by Jose Mundo, South 28°01'44" East, a distance of 138.96 feet to an iron pin set on the northerly right-of-way line of said Johnson Road; thence running along the right-of-way of said Johnson Road, South 60°30'33" West, a distance of 126.26 feet to an iron pin set; thence running along a curve to the Left for an arc distance of 81.58 feet, said curve having a chord bearing of South 43°42'24" West and a chord distance of 80.42 feet and a radius of

139.09 feet to an iron pin set; thence South 26°54'12" West, a distance of 164.88 feet to an iron pin set, being the POINT OF BEGINNING.

Said tract contains 3.171 acres or 138,147 square feet.

SECTION II

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

SECTION III

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

SECTION IV

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

SECTION V

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

_____

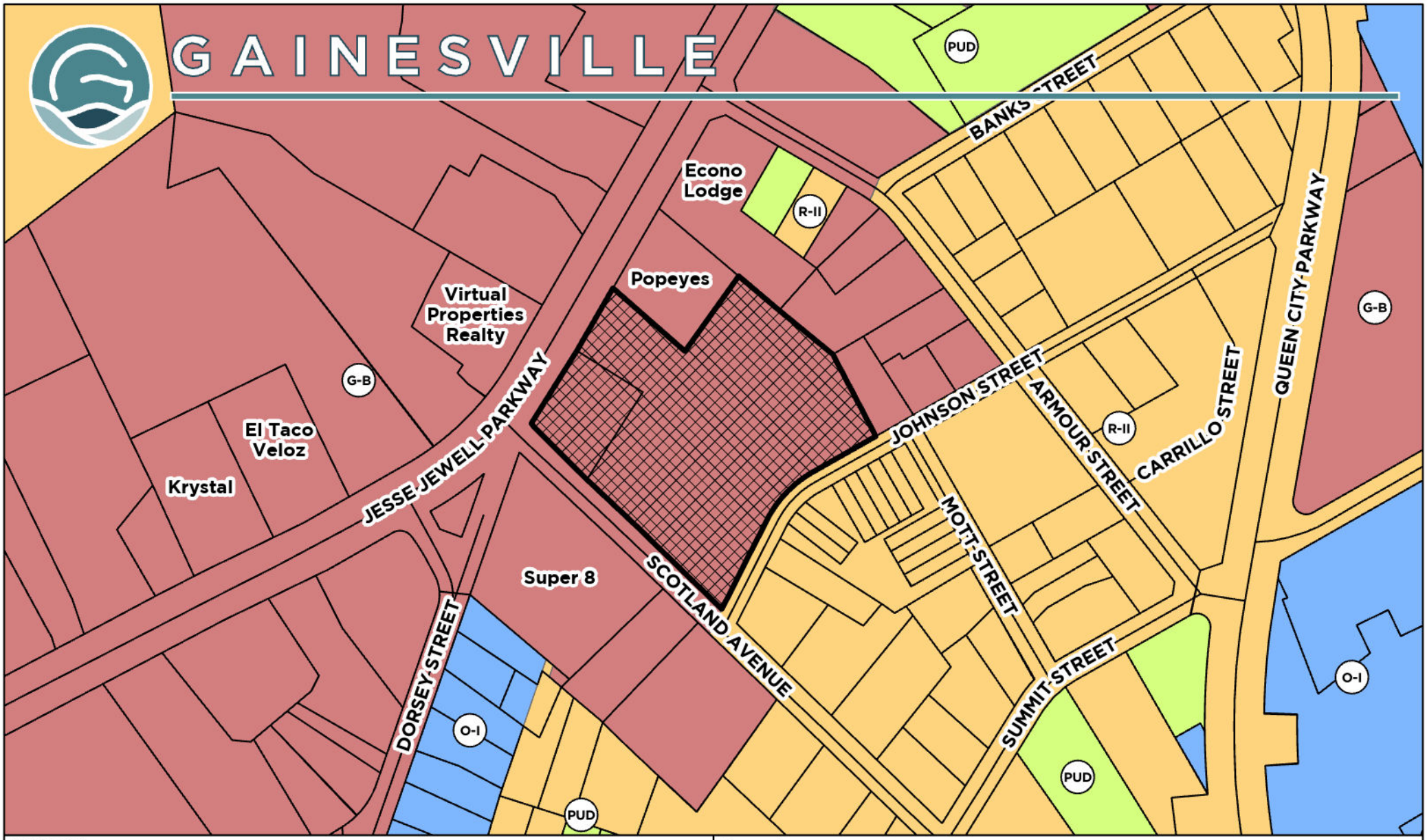
W. Samuel Couvillon, Mayor

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: **SIMPATICO COMMUNITIES**

REZONING REQUEST

Request:
Rezone a +/- 3.17 AC tract currently zoned General Business (G-B) to Planned Unit Development (PUD) for a mixed-use building consisting of office, living hospitality, restaurant/bar and residential uses.

Subject Property Address:
839 Jesse Jewell Parkway
853 Jesse Jewell Parkway

Tax Parcel:
01-029-001-005
01-029-001-007

Subject Property

Meeting Date: 01/09/2024

Map Prepared: 12/12/2023

0 100 200 300 400 Feet

Scale: 1" = 200'

N W E S

Applicant:

SIMPATICO COMMUNITIES

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Subject Property Address:
839 Jesse Jewell Parkway
853 Jesse Jewell Parkway

Tax Parcel:
01-029-001-005
01-029-001-007

Subject Property

Aerial from 2021

Meeting Date: 01/09/2024

Map Prepared: 12/12/2023

0 100 200 300 400 Feet

Scale: 1" = 200'

N W E S

LIVING HOSPITALITY BY

SIMPATICO COMMUNITIES

PUD NARRATIVE

The City of Gainesville, Georgia

First Submittal: May 15, 2023

Second Submittal: November 15, 2023

SIMPATICO

BUILDING.TOGETHER.

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

Simpatico Communities on behalf of the property owner, is requesting a rezoning for a new mixed-use development located at 839 Jesse Jewell Parkway Southwest within the City of Gainesville, Georgia. The request is to rezone the property from G-B (General Business) to Planned Unit Development (PUD). The property is located within the Westside Character District and is bordered by Jesse Jewell Parkway to the north and Pearl Nix Parkway to the south. The property is composed of two vacant parcels, identification numbers 01029 001005 and 01029 001007 totaling an estimated 3.17 acres.

The PUD zoning district is intended to provide for flexibility in the mixture and arrangement of land uses, thus encouraging the development of a mixed-use concept. The proposed use for the site is a mixed-use development concept referred to by the development team as Living Hospitality (LH), which offers a curated suite of accommodations including hospitality and flexible stay lengths, co-working spaces, executive members' clubs, social entertainment venues and food and beverage (F&B) operations. This concept is built for the residents to embody the "Stay, Live, Work, Play" mentality offering a unique, highly amenitized living experience.

The project will include the following:

- A five-story mixed-use building consisting of 148 residential and hospitality units ranging in size from 234 sf - 342 sf.
- A restaurant, coffee bar, and bar and kitchen area.
- A local co-working space designed with individual offices and conference space.
- An exercise room and an outdoor patio for entertainment.

It should be noted that the property is located within the 'Budgetel' area, which has been defined by the City as a blighted and underinvested area. Within the 2040 General Plan, the City and its constituents identified this area as a prime location for redevelopment, encouraging a mixed use vibrant area. The property's location at the intersection of Jesse Jewell Parkway, Queen City Parkway, and John W. Morrow, Jr. Parkway makes it a "gateway" into the central core of Gainesville and "it should be a node of activity that leaves a lasting impression." With the help of Tax Allocation District (TAD) funds and a strong partnership between Simpatico Communities and the City, the LH concept aims to transform the 'Budgetel' area and serve as a catalyst for future redevelopment for years to come.

II. LAND USE SUMMARY

A. COMPREHENSIVE PLAN CONSISTENCY

Per the Gainesville 2040 Comprehensive Plan, the property is designated as Commercial and lies within the Westside character area. The Westside character area is defined as stable and in good condition, yet there is a desire for redevelopment and revitalization of the district.

The proposed development aligns with the Westside character area and the Gainesville 2040 Comprehensive Plan Goals and Objectives in the following ways:

Land Use

- Creates design guidelines that encourage walkability.
- Highlights the area's unique character.
- Encourages development in distressed areas.
- Encourages development on vacant land.

Community Facilities and Services

- Promotes education and growth through co-working spaces.
- Possible revenue generating events facility through flex spaces.
- Provides entertainment opportunities for residents.

Housing

- Provides residential opportunities adjacent to commercial hubs.
- Prioritizes increasing the availability of housing options in the area.

Economic Development

- Incentivizes and encourages business investment and job creation.
- Diversified uses within the Westside character area to attract a multitude of users.
- Continues to promote businesses that offer a unique array of goods and services to attract customers from a wide area.

B. DEVELOPMENT SUMMARY

Property Address:	839 Jesse Jewell Parkway Southwest, Gainesville, Georgia
Parcel Numbers:	01029 001005 & 01029 001007 (To be combined)
Site Area:	3.17 Acres
Existing Zoning:	G-B (General Business)
Existing Conditions:	Vacant
Proposed Zoning:	PUD - Commercial, Residential, Office
Proposed Density:	148 units
Site Development:	Mixed Use Building
	Approx. Building Square Footage: 97,597 sf
Maximum Structure Height:	5 stories, 75'
Open Space:	10%
Parking:	Per City of Gainesville Zoning Ordinance

B. AERIAL OVERVIEW

The property is currently vacant and generally slopes from northwest to southeast, with a significant topography drop toward Johnson Street. There is an existing billboard on the site which will remain in place. Access is existing off Jesse Jewell Parkway and will remain.

C. SURROUNDING AREA

The immediate surrounding area is diverse consisting of commercial, residential, and exempt land uses. To the north of the site there is a Popeye's fast-food restaurant as well as single family residential homes. To the west of the site there are office buildings and the Pentecostal Church. To the south of the site there is a motel and a service repair garage. To the east of the site there are various single-family residential units. The existing land uses, general plan land use, and existing zoning are demonstrated in Table 1.

Table 1. Surrounding Land Uses

	Existing Land Uses	General Plan Land Use	Existing Zoning
Site	Vacant	Commercial	G-B
North	Fast Food Restaurant, Single-family Residential	Commercial, Residential	C-3, R-3
West	Office Buildings, Church	Commercial, Exempt	C-3, E-2
South	Motel, Service Repair Garage	Commercial	C-3
East	Single-family Residential	Residential	R-3

III. GENERAL PUD GUIDELINES

A. PROPOSED USE

With continued growth in revenue, supply and popularity, the boutique hotel concept has proven to be a growing staple in the hospitality industry. Boutique hotels achieve higher revenues than most traditional US hotels and are more appealing to a wider audience than traditional mid-scale hotels. Small, suburban towns and mixed-use centers have become attractive for boutique hotel development to entice vibrancy and curiosity for their location. With an intent to heighten the travel experience, these hotels are being designed and introduced to provide a location storyline, food and beverage, and unique amenities.

Playing on this growing trend, Simpatico Communities has been in development of a concept being branded as Living Hospitality (LH) which is built around both the boutique hotel concept and the idea of "Stay, Live, Work, Play" lifestyle. The LH concept is contained within one mixed use building providing a blended offering of amenities and living accommodation meant to support both users and guests alike. The LH development concept understands and remains adaptive towards the growing desire for flexible, hybrid interior spaces that encourage a strong community environment for residents and visitors.

Definition

For the purposes of this PUD, Living Hospitality is defined as follows:

> A boutique facility offering living accommodations for overnight stays and up to 365 days that includes two or more of the following lifestyle amenities; food and beverage, co-working space, specialty general stores that may include but not limited to coffee, baked goods, confections, general merchandise, experiential design, and membership clubs.

Permitted Uses

This PUD shall include all permitted uses under the PUD Code Section per sections § 9-7-1-3 and § 9-7-1-4 which include the following:

- Dwelling, multiple-family (A maximum of 59 units (40% of total) are permitted to be for more than 15 consecutive days at any given time. This includes 40 specifically designed apartments unit on floors one and two, and up to 19 hotel type units on floors three, four and five.)
- Office
- Hospitality/Hotel
- Retail or service commercial
- Live entertainment
- Outdoor entertainment

B. DEVELOPMENT STANDARDS TABLE

Building and Site Requirements	Existing G-B	PUD
Minimum site area to rezone to this district (square feet except as shown)	15,000	15,000
Maximum Building Coverage (percent of lot area)	60%	60%
Maximum impervious surface coverage (percent of lot area)	80%	80%
Minimum landscape open space for non-single-family residential use (percent of lot area)	10%	8%
Minimum road frontage (feet)	40	40
Minimum lot width, all uses (feet)	100	100
Minimum lot size, detached single-family dwelling (square feet)	NP	NP
Minimum lot size, two family dwelling (square feet)	NP	NP
Minimum lot size, all other permitted uses (square feet)	15,000	15,000
Maximum Residential density for residential and hotel uses***	NP	146 units
Height Requirements		

Maximum height (feet)	75	75
Maximum height (number of stories)	5	5
Principal Building Setbacks and Buffers		
Front setback, all streets, minimum (feet)	40	25
Side setback, minimum (unless otherwise specified) (feet)	None	5
Rear setback, minimum (unless otherwise specified) (feet)	None	5
Side or rear setback, abutting RR r/w or alley, minimum (feet)	None	None
Landscape Strips		
Minimum landscape strip required along right-of-way for any non-single-family residential use (width in feet)	10	10
Minimum landscape strip required alongside property lines for any non-single residential use (width in feet)	None	None
Minimum landscape strip required along right-of-way of existing street for any residential subdivision involving a new street and more than five lots (along that part of the frontage not used for the new street). Plantings within landscape strips shall not obstruct sight visibility triangles easements.	NA	NA

Notes:

*Shall meet the principal building setback and buffer standards unless otherwise within Chapter 9-10-7 of this Unified Land Development Code
** Required zoning buffers may be reduced in width with installation of a structural buffer as provided in Chapter 9-16-2-6 of the Uniform Building Development Code.
NP = Not Permitted
***A maximum of 59 units (40% of total) are permitted to be rented for more than 15 consecutive days at any given time. This includes 40 specifically designed apartments units and up to 19 hotel type units.

C. SITE AND BUILDING DESIGN

The concept plan provides one access point near its historically located point off Jesse Jewell Parkway and another access point on Scotland Avenue. No access planned to Johnson Street. Queuing has been considered upon entering and exiting the site, with initial pausing points well away from the Jesse Jewell Parkway access points.

The site plan was designed with a vibrant vehicular entry like most hotels with reception, vehicular connectivity, lobby functions, guest rooms, kitchen, and dining. The building design features an outdoor patio area fronting Jesse Jewell Parkway creating an inviting environment which appeals to travelers. When entering the property from Jesse Jewell Parkway, residents and guests will arrive at a main porte cochere area in the middle of the site creating a destination feel. Residents and guests would enter the building through this main porte cochere area which opens to the lobby check in counter, restaurant area, coffee shop, and well-placed stairwell (and elevator) inviting guests up to the open-air patio on the second floor.

The second level is a key feature where the LH functions blend, share, and merge to offer co-working functions, enlarged outside access over the porte cochere and entertainment offerings for a special experience. The objective is to create a greater space involvement for guests and residents to create a vibrant area encouraging a lively atmosphere.

Additional levels of the building offer a variety of stay lengths. Longer term users will stay more involved with the various structure offerings and amenities while single night users may come and go as in a normal hotel operation. The individual spaces within the building are described further in the following sections.

Living Space

Living spaces within the LH component offer blended leisure stays or flexible apartment space whether users are staying for one night or an extended length. The idea is to deliver travelers and users hotel lifestyle stays adaptable living spaces. Living spaces are built to be diverse, exciting, and custom designed to adapt and flex to anyone's needs. The project will include multiple room offerings including studios, one bedroom flex spaces, and two bedroom connecting options.

Co-working Space

Co-working space is an exciting office component designed to blend the needs of contemporary entrepreneurs, solo-gigger's and buzzing startups. For those working from home, or those looking for an office space nearby, there is an option for everyone. The building is designed to provide this exciting and powerful real-life destination for all those seeking a customizable work environment.

Restaurant/Bar/Coffee Bar

The food and beverage component brings people together and creates a sense of place by creating social interactions. Having a restaurant and bar in the same area as lobby and working spaces allows for residents and guests to move seamlessly from

one area to the next. The project aims to provide great dining experiences and an experiential bar like a speakeasy for entertainment. Additionally, a vibrant coffee bar will be provided in the morning hours to incentivize a working and social environment that is inviting to both residents and guests.

Entertainment/Social Component

The entertainment/social component allows for experiential activities and competitive games that gather friends to play. The indoor spaces and expansive outdoor patio will be programed to bring people together and offer a variety of different activities.

D. BUILDING ARCHITECTURE

The style of the proposed building design and massing is to reflect the architecture heritage of Gainesville with a modern interpretation of its historic character. In the 1880's the architecture was primitive and classical Greek Rival Style featuring vertical columns, horizontal cornices, and balconies. In the 1920's Civic architecture began to simplify from the earlier classical style featuring a recognizable classicism in massing and scale but with much less ornamentation.

Simpatico Communities desire to follow in this evolution of style with elements which speak of this earlier simplified classicism. We have taken this inspiration and created a design which would feel quite at home in Gainesville. It is not foreign to the historic influence.

The proposed structure will be a key element and focus in the general area. When traveling northeast on Jesse Jewell Parkway the structure will be especially visible due to Jesse Jewell Parkway making a curve/bend to the left. The structure will be the focal point traveling in this direction. When traveling in the opposite direction some of the bends will add prominence, but also the 5-story height will feature the structure. The quality and vibrancy of the structure will be an added attribute that will give a very noticeable presence.

The design will be crafted to both give a private and controlled nature to the entry that is internalized on the site. A porte cochere and the patio on top of the porte cochere will add extra vitality. The Jesse Jewell Parkway building frontage will be inviting and vibrant. Other elevations will be less extroverted due to either to the north being a blank wall, the east being a neighborhood where the least impact is planned for and the south where a combination of an older motel and neighborhood also do not warrant an extroverted design.

E. PARKING

A preliminary parking demand study was commissioned by the development team to determine adequate parking calculations. Additional details and analysis will be provided in the future site plan application following the PUD zoning approval. Using provisions within the Gainesville Zoning Ordinance, the preliminary analysis showed an estimated parking demand of 242 parking spaces. The subject site proposes to include 266 on-site parking spaces, using a combination of surface level parking and an underground parking deck that plays with the natural slope of the property.

Although parking is proposed to be fully accommodated on site, per section 9-17-5-8 the Community Development Director may permit an allowance of on-street parking in addition to the on-site parking. This allowance is an appropriate consideration due to the location of the site, and to further ensure adequate parking is provided. As the project team moves through the development process, a formal final parking demand study will be commissioned based on the final number of rooms and building square footage through the site plan/civil review process, subject to the approval of the Community Development Director.

F. UTILITIES

Water:	City of Gainesville
Sewer:	City of Gainesville
Electrical:	Georgia Power
Gas:	Liberty
Garbage:	City of Gainesville

G. SIGNAGE

The primary building exposure fronts on Jesse Jewell Parkway. The current signage plan would be to utilize vertical signage on the building which orients perpendicular to Jesse Jewell Parkway on both the NEC and NWC of the building. This will provide much visibility to those driving in either direction. Additional signage such as a monument sign may also be considered.

The existing billboard located on the northwest corner of the site is to remain in its present condition. The project team has no intention of redeveloping the billboard.

Signage is proposed to follow the zoning ordinance, however, should modifications be sought, the developer will provide additional details and a formal request through the design/civil review phase of the project, consistent with Sec. 9-18-7-2. - Modification of monument signage requirement.

H. LANDSCAPE AND AMENITY DESIGN

The landscape design language is complimentary to the classical yet modernized Greek Revival architecture, which became Gainesville's architectural style in the 1920's. This landscape language creates a balanced, organized feel in the built environment using symmetry and clean lines. At the same time, the softness of the plantings provides a welcome contrast to the hard lines of the building, adding a touch of warmth and natural beauty. The chosen plantings are primarily native or adapted native plants which promote longevity and attainable maintenance. A mix of evergreen and deciduous trees, as well as woody shrubs, and perennial flowering plants provide seasonal interest and a pop of color. The auto court can also become a flex gathering space for special events. Additionally, two separate multi-functional roof decks add another layer of charm to this already stunning architectural masterpiece.

I. LIGHTING

The site lighting design will be carefully planned to highlight the classic features of the building. Up and down lighting could be used to accentuate specimen or ornamental trees, as well as certain architectural elements of the building, such as vertical columns, balconies, or cornices. The lighting is soft and subtle, enhancing the beauty of the architecture without overpowering it while meeting code requirements.

J. GRADING AND DRAINAGE

The property has a mild topography, sloping from Jesse Jewell Parkway to Johnson Street. This presents the opportunity to have a daylight basement level along Johnson. Driveways are proposed on Jesse Jewell and Scotland Ave. Stormwater detention will be addressed with an underground facility and then connecting to the existing storm drain infrastructure along Johnson. Landscape islands with bioretention basins or infiltration trenches throughout the site will be utilized for stormwater runoff reduction and water quality. Pervious pavement may also be applied throughout in select locations.

K. TAX ALLOCATION DISTRICT (TAD)

The property falls within City of Gainesville Tax Allocation District #3: Westside TAD. The purpose of the TAD is to upgrade and enhance the properties within the districts and their adjacent commercial corridors to encourage the private redevelopment of outmoded, highway-oriented commercial development into modern development patterns to achieve the vision set forth in the City of Gainesville's 2040 Comprehensive Plan.

As such, the proposed development seeks to utilize the funds made available by Westside TAD to help facilitate development. The project team believes the redevelopment of this site will be a primary driver for future redevelopment in the blighted area. Following the approval of the PUD, a formal TAD application will be submitted along with a detailed justification for allocation of funds to support the redevelopment of the site. This will include a detailed market analysis to support the justification in addition to all other required materials per the TAD application.

L. CITY BENEFIT

The City of Gainesville worked with the community as part of the 2040 Comprehensive Plan update to develop a long-range vision for the area the property exists in. As described previously, the property is centrally situated in the Jesse Jewell Parkway West redevelopment area, otherwise known infamously as the 'Budgetel' area. The proposed LH proposal includes several of the desired development outcomes described within the "Redevelopment Concepts" and will serve as a catalyst for further development in a distressed area. The following statements have been taken directly from the Redevelopment Concepts which serve to illustrate consistency.

Statements like,

- "Its location at the intersection of Jesse Jewell Parkway, Queen City Parkway, and John W. Morrow, Jr. Parkway makes it a "gateway" into the central core of

Gainesville and it should be a node of activity that leaves a lasting impression of those visiting or passing through."

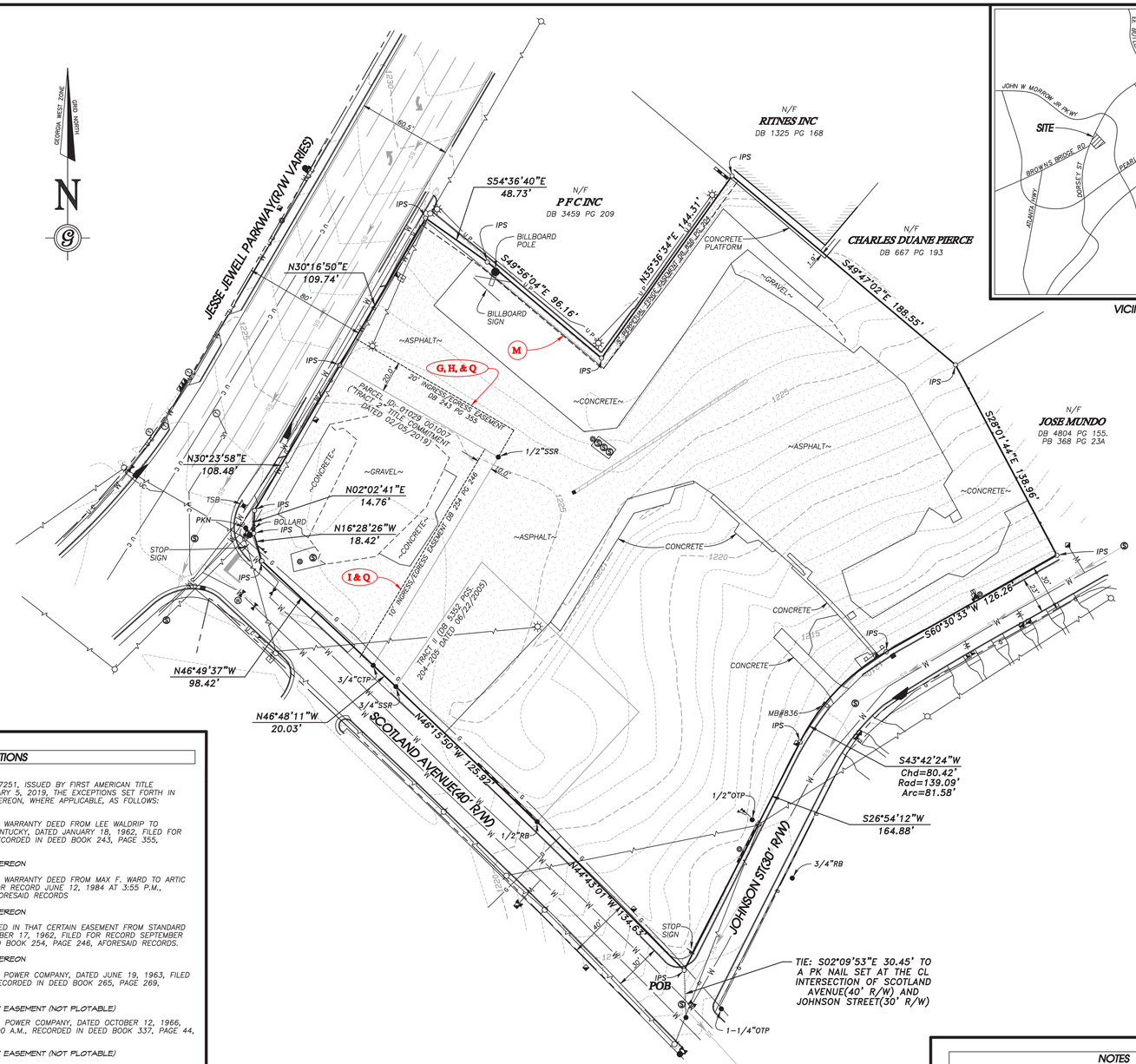
- "The resulting concept is a mixed-use center where people can live, work, and enjoy leisure time"
- "The parcels between Scotland Avenue and Banks Street showed potential to serve as a mixed-use center that could serve the residential development behind it, while creating for new infill development"
- "The design of this concept plan puts commercial and mixed use buildings along the street where possible to create a sense of walkability."

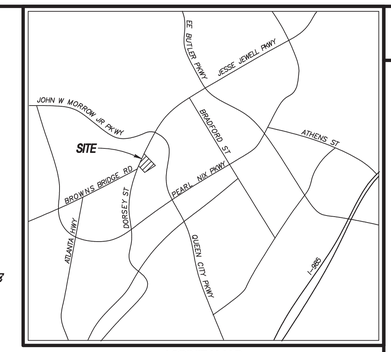
The sites proposed height, focal point traveling generally northeast on Jesse Jewell Parkway, quality and state-of-the-art architecture will be a beacon for the Redevelopment Concept. The development with flexible stay lengths, co-working spaces, restaurants, entertainment offerings, innovative room choices and overall uniqueness will be magnate for users and other businesses to model.

Simpatico Communities will provide the City of Gainesville, Georgia with a unique Planned Unit Development incorporating innovative living spaces, experiential components, flexibility, entertainment, co-working spaces, and food and beverage. Through this curated lifestyle concept our mixed-use development will cater to all residents by providing a variety of uses and an inviting atmosphere. A great benefit of this project is that it will be open to the public and guests alike, thus the area will become more utilized. This will have the potential to provide the city with opportunities for future business and economic development in the area.

RECORDING INFORMATION

AREA
3.171 ACRES





VICINITY MAP

SURVEYOR'S CERTIFICATION

TO VIRTUA GAINESVILLE HOTEL OWNER, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4,5,8,11(a) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/23/19.

05/02/2023

BENJAMIN L. DRERUP, LS GA# 3162 DATE

LEGEND

ABBREVIATIONS

AI - ANGLE IRON
BL - BUILDING SETBACK LINE
BM - BENCHMARK
BWF - BARB WIRE FENCE
CI - CURB INLET
CO - CLEANOUT
C&G - CURB & GUTTER
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CONC - CONCRETE
CTP - CRIMP TOP PIPE
D - DEPTH
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DIST - DISTURBED
DWCB - DOUBLE WING CATCH BASIN
E - EAST
EA - EDGE OF ASPHALT
EC - EDGE OF CONCRETE
EG - EDGE OF GRAVEL
FDC - FIRE DEPARTMENT CONNECTION
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FP - FLAG POLE
-G- - UNDERGROUND GAS LINE
GM - GAS METER
GW - GUY WIRE
HWF - HOG WIRE FENCE
ICB - IRRIGATION CONTROL BOX
IM - IRRIGATION METER
IPS - IRON PIN SET
IV - IRRIGATION VALVE
JB - JUNCTION BOX
LLL - LAND LOT LINE
MH - MANHOLE
MW - MONITORING WELL
N - NORTH
N/F - NOW OR FORMERLY
OTP - OPEN TOP PIPE
PB - PLAT BOOK
PBX - POWER BOX
PG - PAGE
PKN - SURVEY NAIL (PARKER-KALON)
PL - PROPERTY LINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PS - PLAT SLIDE
PSO - POWER STUB OUT
PVC - POLYVINYL CHLORIDE PIPE
RB - REBAR
RCP - REINFORCED CONCRETE PIPE
REC - RECORDED
R/W - RIGHT-OF-WAY
S - SOUTH
SD - SLOTTED DRAIN
SOV - WATER SHUT OFF VALVE
SR - SOLID STEEL ROD
SSE - SANITARY SEWER EASEMENT
SW - SIDEWALK
SWCB - SINGLE WING CATCH BASIN
TR - THREADED STEEL ROD
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
TYP - TYPICAL
UC - UNDERGROUND CABLE
UP - UNDERGROUND POWER
UT - UNDERGROUND TELEPHONE
VCP - VITRIFIED CLAY PIPE
W - WEST
-W- - WATER LINE
WE - WATER EASEMENT
WI - WATER INLET
WIF - WROUGHT IRON FENCE
WSE - WATER SURFACE ELEVATION
WVT - WATER VAULT

SYMBOLS

IRON PIN FOUND
CONCRETE MONUMENT FOUND
EXCEPTION NOTE CALLOUT
IRON PIN SET
COMPUTED POINT (NOT SET)
SANITARY SEWER MANHOLE
JUNCTION BOX
DOUBLE-WING CATCH BASIN
SINGLE-WING CATCH BASIN
DROP INLET
CURB INLET
FIRE HYDRANT
WATER VALVE
WATER METER
UTILITY POLE
GUY WIRE
GUY POLE
LIGHT POLE
POWER BOX
POWER MANHOLE
POWER METER
TELEPHONE BOX
TELEPHONE MANHOLE
GAS METER
GAS VALVE

LINETYPES

WIRE FENCE
WOODEN FENCE
CHAIN LINK FENCE
IRON FENCE
ROAD CENTERLINE
RIGHT-OF-WAY LINE
STREAM CENTERLINE
OVERHEAD UTILITIES
WETLANDS
STORM PIPE
GUARD RAIL
EDGE OF WOODS

EXCEPTIONS

WITH RESPECT TO TITLE COMMITMENT #: 2-37251, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 5, 2019, THE EXCEPTIONS SET FORTH IN SCHEDULE B – SECTION II ARE ADDRESSED HEREON, WHERE APPLICABLE, AS FOLLOWS:

(G) EASEMENT AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM LEE WALDRIP TO STANDARD OIL COMPANY, INCORPORATED IN KENTUCKY, DATED JANUARY 18, 1962, FILED FOR RECORD JANUARY 18, 1962 AT 10:00 A.M., RECORDED IN DEED BOOK 243, PAGE 355, RECORDS OF HALL COUNTY, GEORGIA.

AFFECTS THE SUBJECT PROPERTY, SHOWN HEREON

(H) EASEMENT AS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM MAX F. WARD TO ARTIC CIRCLE, INC., DATED JUNE 11, 1984, FILED FOR RECORD JUNE 12, 1984 AT 3:55 P.M., RECORDED IN DEED BOOK 842, PAGE 199, AFORESAID RECORDS

AFFECTS THE SUBJECT PROPERTY, SHOWN HEREON

(I) TWO (2") INCH GAS PIPE LINE AS CONTAINED IN THAT CERTAIN EASEMENT FROM STANDARD OIL COMPANY TO LEE WALDRIP, DATED SEPTEMBER 17, 1962, FILED FOR RECORD SEPTEMBER 24, 1962 AT 12:00 NOON, RECORDED IN DEED BOOK 254, PAGE 246, AFORESAID RECORDS.

AFFECTS THE SUBJECT PROPERTY, SHOWN HEREON

(J) EASEMENT FROM LEE WALDRIP TO GEORGIA POWER COMPANY, DATED JUNE 19, 1963, FILED FOR RECORD JUNE 20, 1963 AT 9:00 A.M., RECORDED IN DEED BOOK 265, PAGE 269, AFORESAID RECORDS.

AFFECTS THE SUBJECT PROPERTY; BLANKET EASEMENT (NOT PLOTABLE)

(K) EASEMENT FROM LEE WALDRIP TO GEORGIA POWER COMPANY, DATED OCTOBER 12, 1966, FILED FOR RECORD OCTOBER 14, 1966 AT 9:00 A.M., RECORDED IN DEED BOOK 337, PAGE 44, AFORESAID RECORDS.

AFFECTS THE SUBJECT PROPERTY; BLANKET EASEMENT (NOT PLOTABLE)

(L) SEWER EASEMENT FROM LEE WALDRIP TO THE CITY OF GAINESVILLE, GEORGIA, DATED AUGUST 17, 1955, FILED FOR RECORD MARCH 17, 1967 AT 11:00 A.M., RECORDED IN DEED BOOK 344, PAGE 327, AFORESAID RECORDS.

THIS DOCUMENT CALLS OUT A 30' SANITARY SEWER EASEMENT, BUT DOES NOT IDENTIFY THE ASSOCIATED STRUCTURE

(M) BOUNDARY LINE AND MUTUAL EASEMENT AGREEMENT BY AND BETWEEN R & M PROPERTIES, INC. AND TOMMY E. WARNER, DATED OCTOBER 2, 1984, FILED FOR RECORD OCTOBER 3, 1984 AT 11:20 A.M. RECORDED IN DEED BOOK 856, PAGE 204, AFORESAID RECORDS.

AFFECTS THE SUBJECT PROPERTY, SHOWN HEREON

(N) CONSTRUCTION & DRIVEWAY EASEMENT FROM R & M PROPERTIES, INC. TO DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 31, 1985, FILED FOR REORD NOVEMBER 5, 1985 AT 10:37 A.M., RECORDED IN DEED BOOK 929, PAGE 222, AFORESAID RECORDS.

AFFECTS THE SUBJECT PROPERTY; THE ATTACHED PLANS ARE NOT LEGIBLE. EASEMENTS COULD NOT BE PLOTTED

(O) LEASE AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN HUM, LLC ("LESSOR") AND FMO REAL ESTATE, LLC ("TENNANT"), DATED APRIL 5, 2013, FILED FOR RECORD MAY 16, 2013 AT 12:14 P.M., RECORDED IN DEED BOOK 7190, PAGE 564, AFORESAID RECORDS.

NOT PLOTABLE

(P) LEASE AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN HUM, LLC ("LESSOR") AND FMO REAL ESTATE, LLC ("LESSEE"), DATED MAY 7, 2018, FILED FOR RECORD JUNE 22, 2018 AT 1:58 P.M., RECORDED IN DEED BOOK 8109, PAGE 36, AFORESAID RECORDS.

NOT PLOTABLE

(Q) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 98, PAGES 226 AND 227, AFORESAID RECORDS.

ALL APPLICABLE MATTERS SHOWN HEREON

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 411, in the City of Gainesville, State of Georgia, and being more particularly described as follows:

COMMENCING for the same at a PK Nail set at the centerline intersection of Scotland Avenue (40' right of way) and Johnson Road (30' right of way) thence running North 02°09'53" West, a distance of 30.45 feet to an iron pin set at the right of way intersection of said Scotland Avenue and Johnson Road, being the point of BEGINNING; thence running along the right of way of Scotland Avenue, along land now or formerly owned by HUM LLC, North 44°43'01" West, a distance of 134.63 feet to a 1/2" rebar; thence North 46°15'50" West, a distance of 125.92 feet to a 3/4" solid steel rod; thence North 46°48'11" West, a distance of 20.03 feet to a 3/4" crimp top pipe; thence North 46°49'37" West, a distance of 98.42 feet to an iron pin set; thence North 16°28'26" West, a distance of 18.42 feet to an iron pin set; thence North 02°02'41" East, a distance of 14.76 feet to an iron pin set at the right of way intersection of said Scotland Avenue and Jesse Jewell Parkway (right of way varies); thence leaving the right of way of Scotland Avenue, running along the right of way of said Jesse Jewel Parkway, North 30°23'58" East, a distance of 108.48 feet to an iron pin set; thence North 30°16'50" East, a distance of 109.74 feet to an iron pin set; thence leaving said right of way of Jesse Jewell Parkway, running along land now or formerly owned by PFC Inc., South 54°36'40" East, a distance of 48.73 feet to an iron pin set; thence South 49°56'04" East, a distance of 96.16 feet to an iron pin set; thence North 35°36'34" East, a distance of 144.31 feet to an iron pin set; thence running along land now or formerly owned by Ritnes Inc. and land now or formerly owned by Charles Duane Pierce, South 49°47'02" East, a distance of 188.55 feet to an iron pin set; thence running along land now or formerly owned by Jose Mundo, South 28°01'44" East, a distance of 138.96 feet to an iron pin set on the northerly right of way line of said Johnson Road; thence running along the right of way of said Johnson Road, South 60°30'33" West, a distance of 126.26 feet to an iron pin set; thence running along a curve to the Left for an arc distance of 81.58 feet, said curve having a chord bearing of South 43°42'24" West and a chord distance of 80.42 feet and a radius of 139.09 feet to an iron pin set; thence South 26°54'12" West, a distance of 164.88 feet to an iron pin set, being the POINT OF BEGINNING.

Said tract contains 3.171 acres more or less.

NOTES

1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF THE LAND CONVEYED TO HUM, LLC BY RANJIT K PATEL VIA DB 5462 PG 542, DATED 09/28/2005 AND BY REALTY INCOME CORPORATION LTD VIA DB 7916 PG 323 DATED 06/14/2017.

2) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.

3) ALL IRON PINS SET(IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.

4) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13139C0187G, EFFECTIVE DATE 04/04/2018.

5) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.

6) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 267839 FEET.

7) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.

8) A LEICA GPS (GS14) DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF TOPOGRAPHIC/ PLANIMETRIC DATA FOR THIS SURVEY. RELATIVE POSITIONAL TOLERANCE FOR TOPOGRAPHIC/PLANIMETRIC FEATURES IS 0.10'. RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATION RESIDUALS.

9) THE SURVEYED PROPERTY IS EQUAL TO THE PROPERTY CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. 2-37251

SHEET	OF
1	1

REVISIONS:

11/22/19 – ADDED TOPOGRAPHIC DATA
03/08/23 – ADDED EXCEPTION LABELS (NO FIELDWORK PERFORMED)
03/08/23 – RECERTIFY PER CURRENT FIELD CONDITIONS

DRAWING DATE: 06/07/19 | LAST FIELD WORK: 05/22/2023
MANAGER: BLD | CAD: TSD | CREW CHIEF: JHF
JOB NUMBER: HALL-411-4 | FILE: Scotland-Johnson ALTA BLD.prc

GRAPHIC SCALE 1"=40' 0' 40' 80' 120'

GEORGIA PROFESSIONAL LAND SURVEYOR BENJAMIN L. DRERUP

ALTA / NSPS LAND TITLE SURVEY
OF
839 & 853 SW JESSE JEWELL PARKWAY
FOR
VIRTUA GAINESVILLE HOTEL OWNER, LLC

LOCATED IN
LAND LOT 411
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

GENUINE DESIGN & MAPPING
P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BDRERUP@GENUINEMAPPING.COM

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KEY NOTES

1. RESTAURANT & BAR PATIO (GROUND LEVEL)
2. PORTE COCHERE BUILDING DROP-OFF
3. OUTDOOR PATIO (SECOND LEVEL)
4. PERIMETER & STREET LANDSCAPE
5. EXISTING BILLBOARD TO REMAIN
6. OVERHEAD UTILITY LINES TO REMAIN
7. EXISTING PEDESTRIAN SIDEWALK
8. PARKING LOT

TREE LEGEND

- STREET FRONTAGE TREE 'A'
- STREET FRONTAGE TREE 'B'
- PARKING LOT TREE
- BUFFER TREE
- ORNAMENTAL TREE

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www.rviplanning.com

GAINESVILLE LIVING HOSPITALITY • CONCEPTUAL LANDSCAPE PLAN

Gainesville, Georgia
November 7, 2023
23001198
Simpatico Communities

SIMPATICO
BUILDING TOGETHER

0 30' 60'
SCALE: 1" = 30'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

LK ARCHITECTURE

Living Hospitality
Gainesville, GA

LK ARCHITECTURE

Living Hospitality
Gainesville, GA

LK ARCHITECTURE

Living Hospitality
Gainesville, GA

LK ARCHITECTURE

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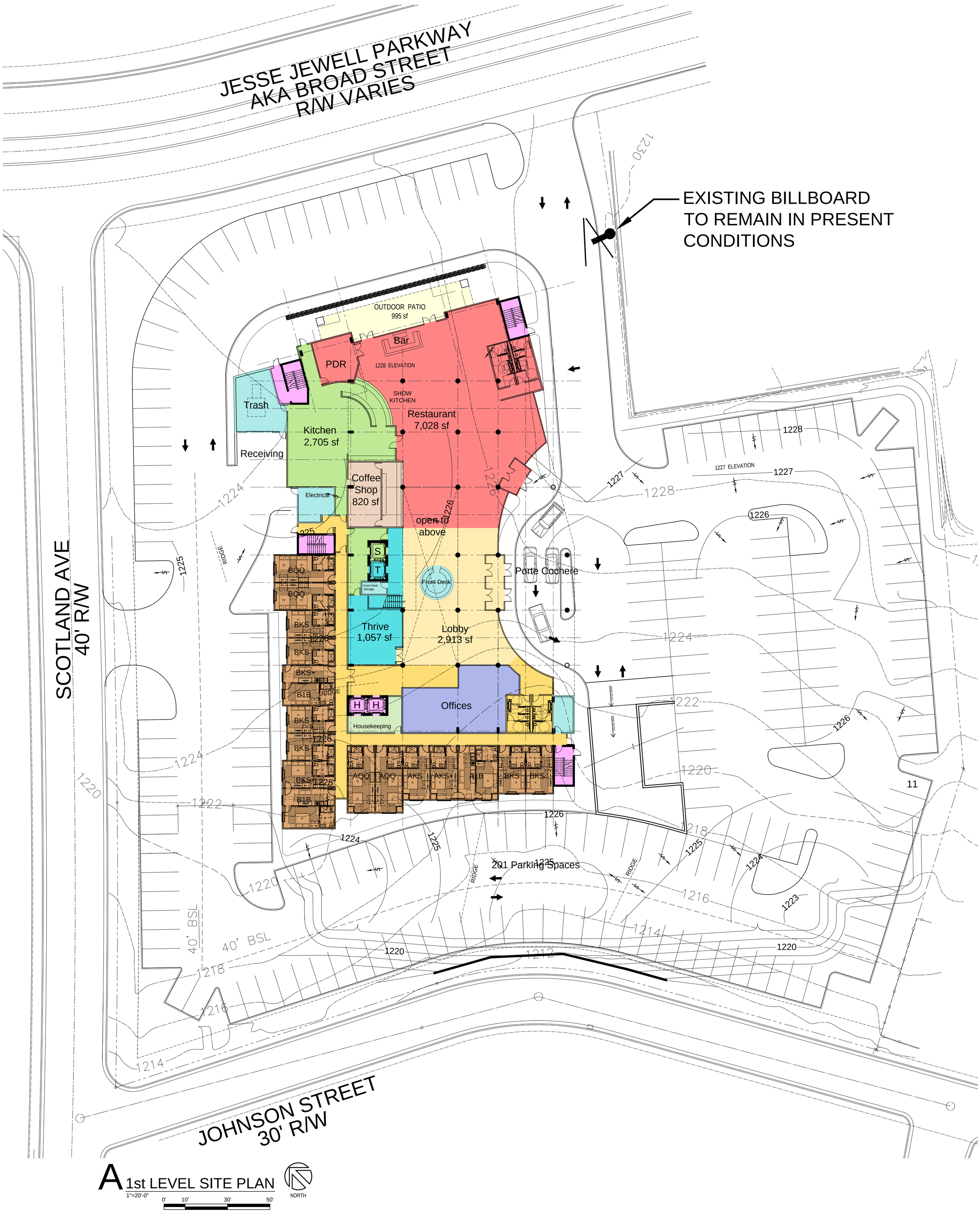
Living Hospitality
Gainesville, GA

LK ARCHITECTURE

Living Hospitality
Gainesville, GA



A 1st LEVEL SITE PLAN

1"=20'-0"

0' 10' 30' 50'

NORTH

Project Data

	Apartments[1]											Hotel[1]						Units	Public	BOH	Laundry	Employee Lounge	Kitchen	Lobby	House keeping	Vert. / Circulation	Offices	Exercise Room	Restaurant/Bar & Venue	Coffee Shop	Thrive Co-Working	Total Gross Area
	Accessible					Type B					Grand Total	Unit Type																				
	1Bed	K Studio	K Studio +	QQ	Total	1Bed	K Studio	K Studio +	QQ	Total		2Bed	1Bed	K Studio	M Studio	QQ	Total	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	
Lower Level																				1,138 S.F.	1,200 S.F.	600 S.F.				545 S.F.						3,483 S.F.
1st Level	1	1	1	2	5	2	6	2	2	12	17							5,848 S.F.	2,744 S.F.	1,362 S.F.			2,705 S.F.	2,913 S.F.	280 S.F.	1,058 S.F.	1,395 S.F.		7,028 S.F.	820 S.F.	1,057 S.F.	27,210 S.F.
1.5 Level	1	1	1	2	5	2	12	2	2	18	23							7,659 S.F.	2,261 S.F.	200 S.F.			268 S.F.			760 S.F.						11,148 S.F.
2nd Level												1	2	6	5	4	18	5,677 S.F.	1,771 S.F.				1,386 S.F.			954 S.F.		960 S.F.			11,246 S.F.	21,994 S.F.
3rd Level												1	8	20	12	4	45	13,212 S.F.	2,382 S.F.	513 S.F.						774 S.F.						16,881 S.F.
4th Level												1	8	20	12	4	45	13,212 S.F.	2,382 S.F.	513 S.F.						774 S.F.						16,881 S.F.
Total	2	2	2	4	10	4	18	4	4	30	40	3	18	46	29	12	108	45,608 S.F.	11,540 S.F.	3,726 S.F.	1,200 S.F.	600 S.F.	4,359 S.F.	2,913 S.F.	280 S.F.	4,865 S.F.	1,395 S.F.	960 S.F.	7,028 S.F.	820 S.F.	12,303 S.F.	97,597 S.F.
% from 148 Units	1.4%	1.4%	1.4%	2.7%	6.8%	2.7%	12.2%	2.7%	2.7%	20.3%	27.0%	2.0%	12.2%	31.1%	19.6%	8.1%	73.0%															

Notes:

1. A maximum of 59 units (40% of total) are permitted to be rented in excess of 15 days at any given time. This includes 40 specifically designed apartment units and up to 19 hotel type units.

Building Height: 66'-6"

Floor plans and square footages are conceptual and subject to change.

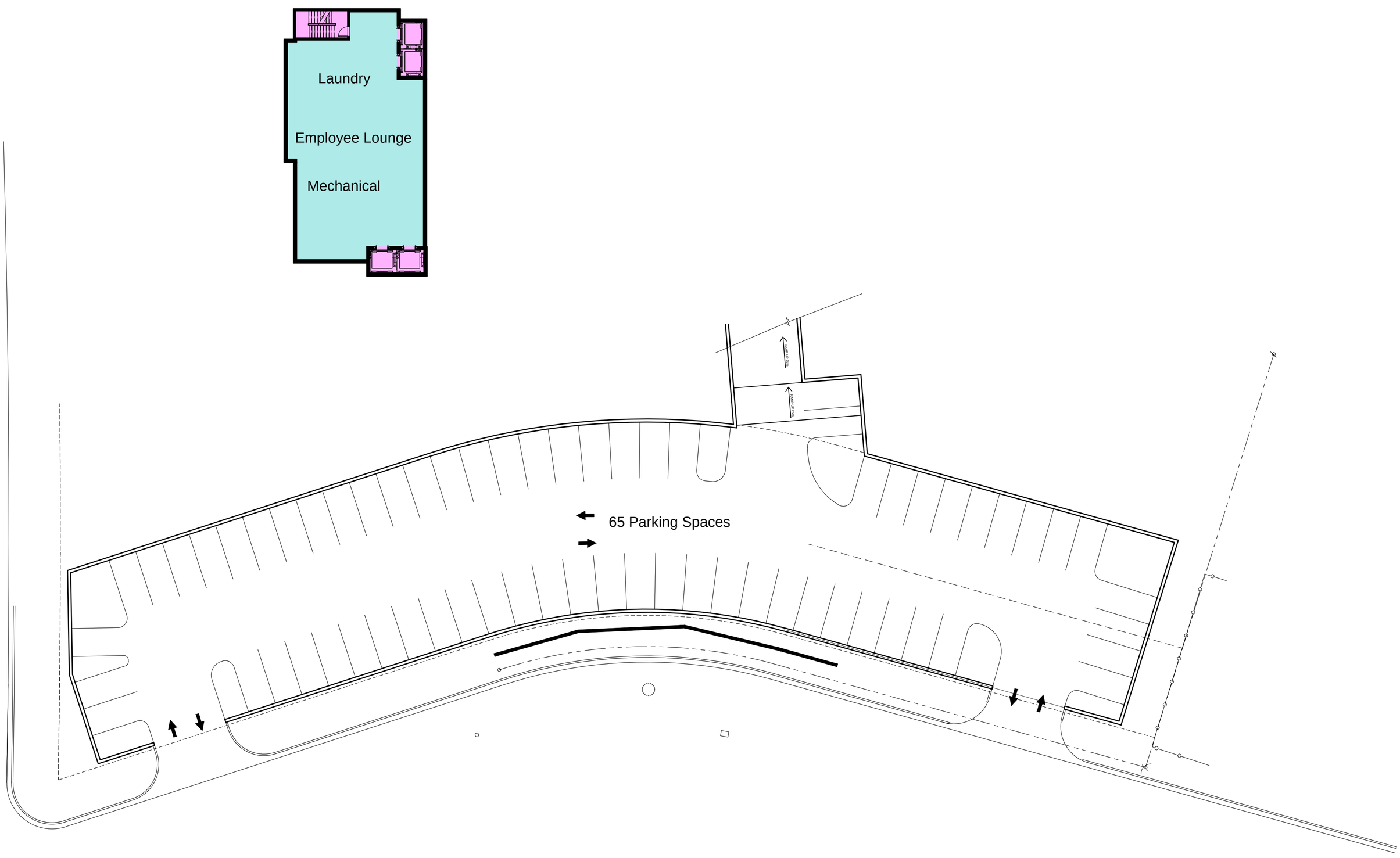
LK ARCHITECTURE

LIVING HOSPITALITY

Gainesville, GA

December 28, 2024

SA1



A LOWER LEVEL SITE PLAN

1"=20'-0"

0' 10' 30' 50'

NORTH

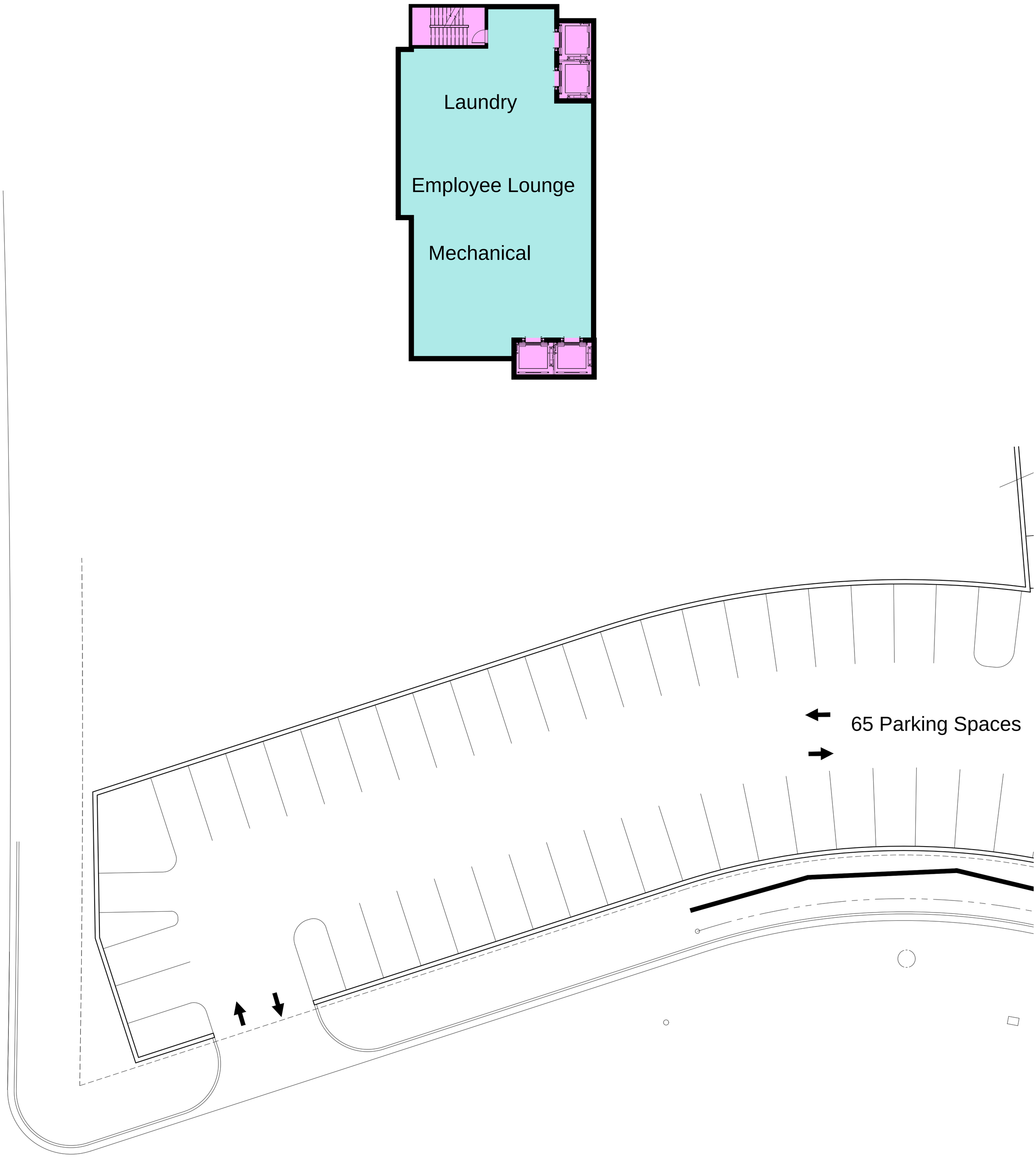
LK ARCHITECTURE

LIVING HOSPITALITY

Gainesville, GA

December 28, 2024

SA2

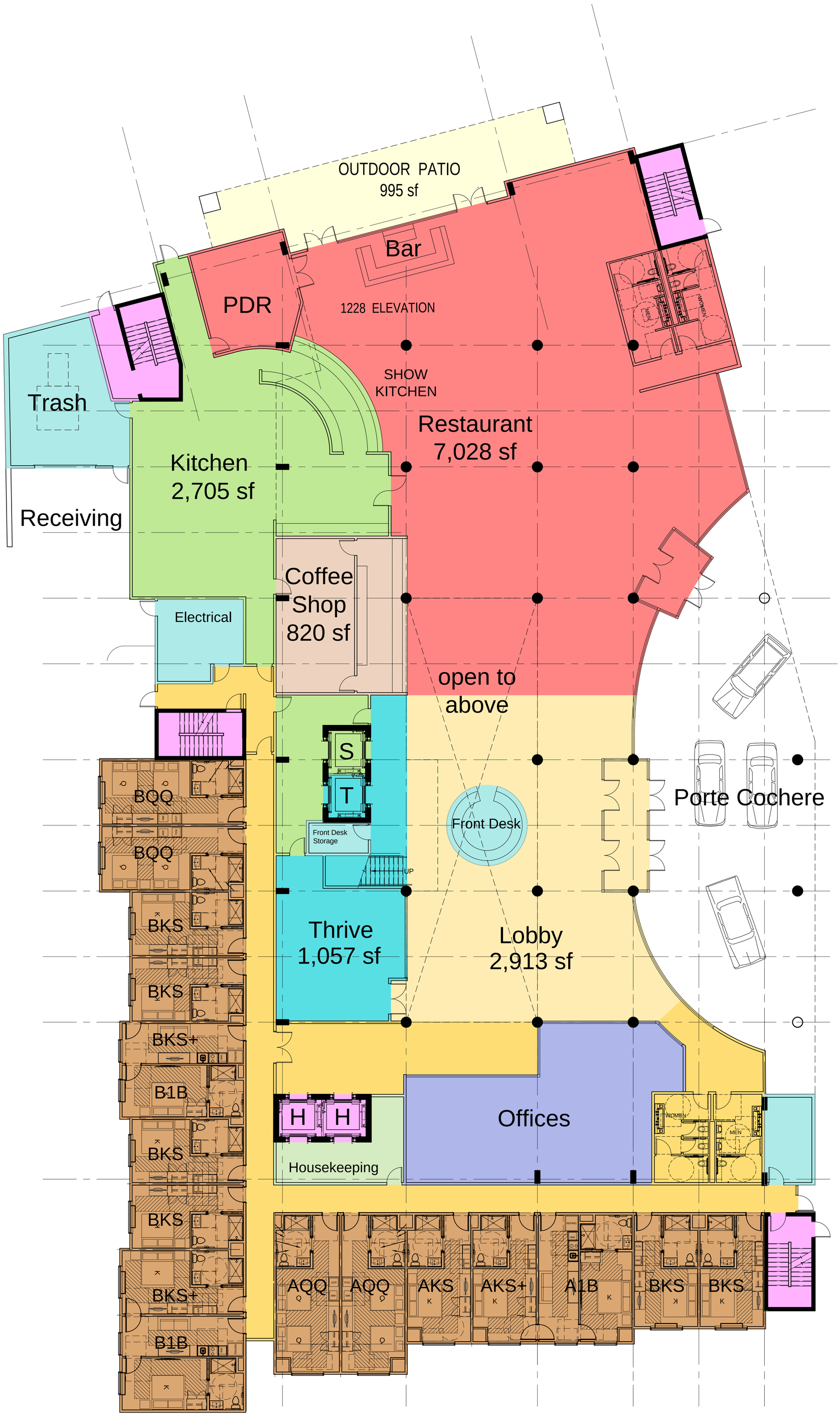


A LOWER LEVEL FLOOR PLAN
3/32"=1'-0"
NORTH
0' 5' 10' 20'

LK ARCHITECTURE

LIVING HOSPITALITY
Gainesville, GA
December 28, 2024

A0



A 1st LEVEL FLOOR PLAN

3/32"=1'-0"

0' 5' 10' 20'

NORTH

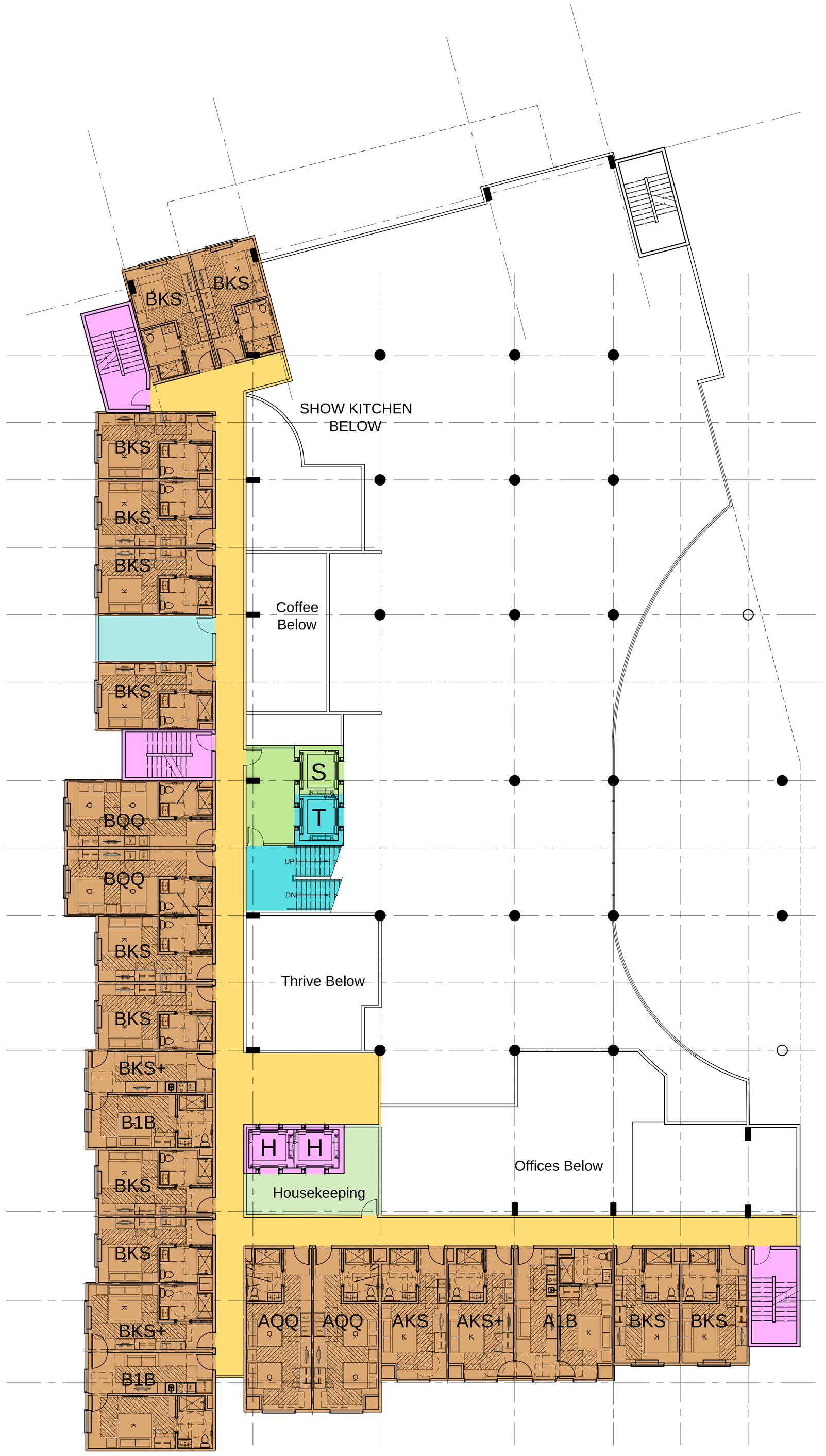
LK ARCHITECTURE

LIVING HOSPITALITY

Gainesville, GA

December 28, 2024

A1



A 1.5 LEVEL FLOOR PLAN

3/32"=1'-0"

0' 5' 10' 20'

NORTH

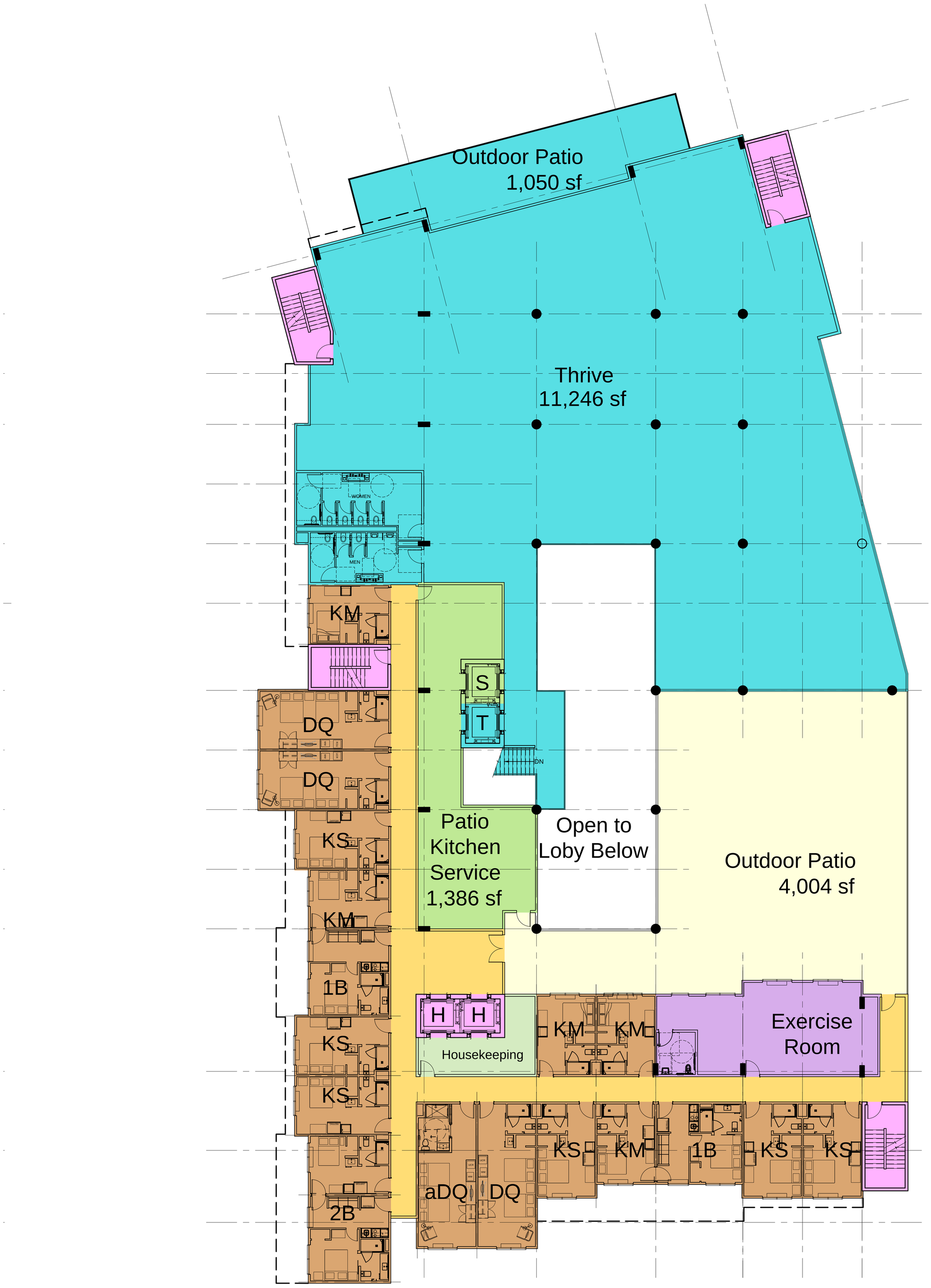
LK ARCHITECTURE

LIVING HOSPITALITY

Gainesville, GA

December 28, 2024

A1.5



A 2nd LEVEL FLOOR PLAN
3/32"=1'-0"

0' 5' 10' 20'

NORTH

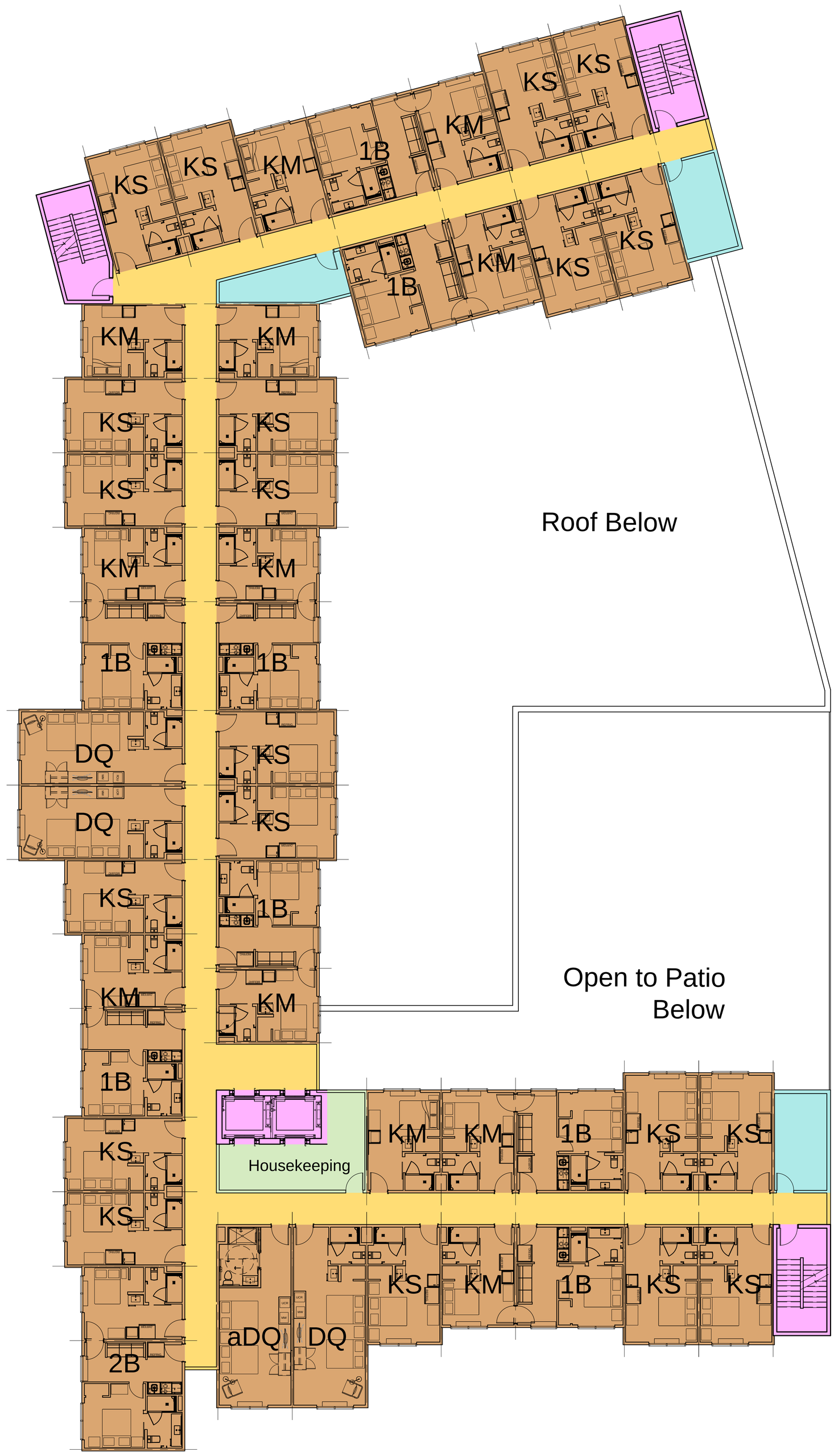
LK ARCHITECTURE

LIVING HOSPITALITY

Gainesville, GA

December 28, 2024

A2



A 3rd & 4th LEVEL FLOOR PLAN

3/32"=1'-0"

0' 5' 10' 20'

NORTH

LK ARCHITECTURE

LIVING HOSPITALITY

Gainesville, GA

December 28, 2024

A3

To: Kyle Barichello
Simpatico Communities

Date: June 9, 2023

From: Jamie Blakeman, PE, PTOE

Job Number: 23.5513

RE: Virtua Gainesville
Traffic Statement

06/09/23

GEORGIA REGISTERED No. PE050453 PROFESSIONAL ENGINEER JAMIE ANN K. BLAKEMAN

INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed living hospitality development, Virtua Gainesville, located on the southeast corner of Jesse Jewell Parkway and Scotland Avenue in Gainesville, Georgia. See **Figure 1** for the vicinity map.

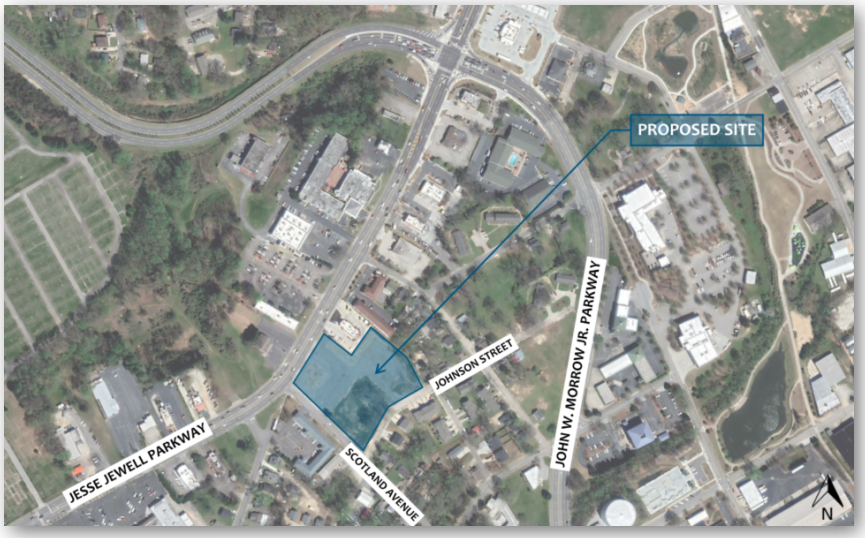


Figure 1 - Vicinity Map

Virtua Gainesville will include lodging accommodations that may be rented for short-term or long-term stays and on-site amenities open to the public and guests/tenants.
The living hospitality development will include 198 rooms, 9,602 square feet of Thrive office space and 8,204 square feet of restaurant/bar & venue space. **Attachment A** and **Figure 2** for the site plan.

The objective of this Traffic Impact Statement is to analyze the proposed development's traffic related impacts to the adjacent roadway network.

10555 N. 114th Street, Suite 105
Scottsdale, AZ 85259
480.536.7150
www.lokahigroup.com

EXISTING CONDITIONS

According to the Hall County Board of Assessors, the project site is located on two (2) parcels, totaling 3.17-acres. See **Attachment B** for detailed parcel information. The existing site consists of vacant land with General Business District (G-B) zoning and within the boundaries of the Westside character area. Virtua Gainesville is bordered directly by Jesse Jewell Parkway, Johnson Street, and Scotland Avenue to the north, south, and west, respectively, and restaurant, lodging, and residential land uses to the east.

Jesse Jewell Parkway is generally an east-west roadway that provides two (2) through lanes in each direction of travel divided with a two-way left-turn lane. According to the *City of Gainesville Comprehensive Plan*, dated June 7, 2022, Jesse Jewell Parkway is classified as a principal arterial. According to the Georgia Department of Transportation (GDOT) Traffic Analysis & Data Application (TADA), the 2021 annual average daily traffic (AADT) along Jesse Jewell Parkway, north of Scotland Avenue, was reported as 26,600 vehicles per day (vpd). There is a posted speed limit of 35 mph.

Scotland Avenue provides one (1) through lane in each direction of travel. According to the *City of Gainesville Comprehensive Plan*, Scotland Avenue is classified as a local roadway. There is an unposted speed limit of 25 mph.

Johnson Street provides one (1) through lane in each direction of travel. According to the *City of Gainesville Comprehensive Plan*, Johnson Street is classified as a local roadway. There is an unposted speed limit of 25 mph.

PROPOSED DEVELOPMENT

Virtua Gainesville is a living hospitality development that will include lodging accommodations that may be rented for short-term or long-term stays and on-site amenities open to the public and guests/tenants. The living hospitality development will include 198 rooms, 9,602 square feet of Thrive office space and 8,204 square feet of restaurant/bar & venue space.

Thrive is a coworking operator that is owned and operated through membership services. These membership services will be available to the public and guests/tenants. Office space may be rented monthly for a fee. These offices would not be open to the public for day-to-day rent. A Community Manager is typically present from 8 am to 5 pm, however, members have 24/7 access to the space. The restaurant/bar & venue space is expected to operate between the hours of 6 am to 10 pm.

TRIP GENERATION

The trip generation for the proposed development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 11th Edition*. The ITE rates are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

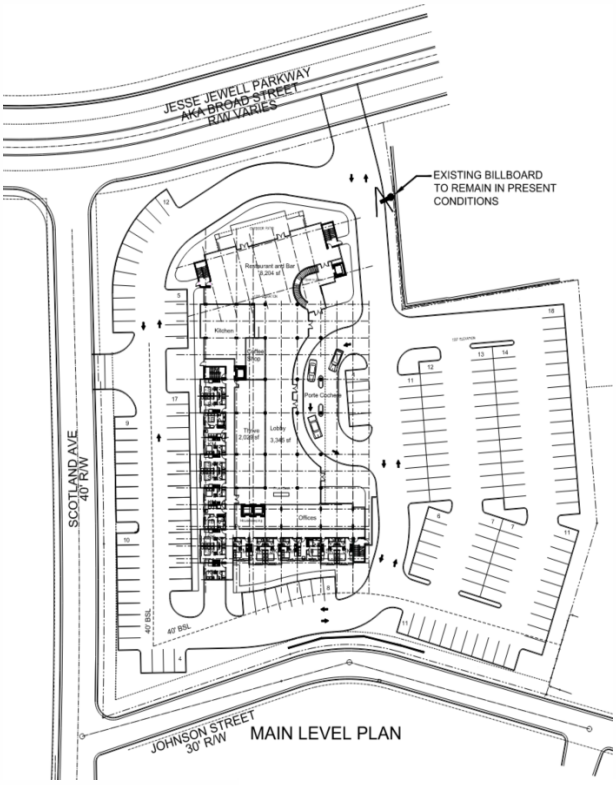


Figure 2 – Site Plan

Based on the ITE descriptions, the following ITE Land Use Codes (LUC) were considered to characterize the proposed uses.

- **All Suites Hotel (LUC 311)** – An all suites hotel is a place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided.
    - Virtua Gainesville proposes to provide on-site amenities (Thrive coworking operator and restaurant/bar & venue) that are planned to be open to the public and to members. Therefore, as a conservative approach, the facilities are not considered to be ancillary for the purpose of the trip generation calculations and are calculated individually. It is conceptually estimated that membership and public patrons off-site will generate approximately 70% of the trips to the on-site amenities and 30% will derive from the guests/tenants. Therefore, 70% of the total office and restaurant square footage was used for calculations.

- **Small Office (LUC 712)** – A small office building is the same as a general office building, but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted.
    - Virtua Gainesville is proposing to provide meeting rooms and Thrive office space. Thrive is a coworking operator that is owned and operated through membership services. Office space may be rented monthly for a fee. These offices would not be open to the public for day-to-day rent.

- **High-Turnover (Sit-Down) Restaurant (LUC 932)** – This land use consists of sit-down, full service eating establishments with a typical duration of stay of 60 minutes or less. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

The total trip generation anticipated for Virtua Gainesville is shown in **Table 1**.

Table 1 – Trip Generation –Proposed Development

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
All Suites Hotel	311	198	Rooms	871	67	36	31	71	35	36
Small Office Building	712	6.70*	1000 SF GFA	96	11	9	2	14	5	9
High-Turnover (Sit-Down) Restaurant	932	5.74*	1000 SF GFA	615	55	30	25	52	32	20
			Total	**1,582**	**133**	**75**	**58**	**137**	**72**	**65**

*70% of total square footage. 30% of trips are anticipated to derive from guests/tenants.

The proposed development is anticipated to generate a total of 1,582 weekday trips, with 133 trips occurring during the AM peak hour and 137 trips occurring during the PM peak hour. See **Attachment C** for the detailed trip generation calculations.

ACCESS & CIRCULATION ANALYSIS

Virtua Gainesville will be accessible via Jesse Jewell Parkway and Scotland Avenue. The proposed driveway along Jesse Jewell Parkway is located approximately 220 feet east of Scotland Avenue and will provide full access. The proposed driveway along Scotland Avenue is located approximately 175 feet south of Jesse Jewell Parkway and will provide full access. The existing two-way left-turn lane on Jesse Jewell Parkway will facilitate turning vehicles executing left-in/left-out movements. The circulation within the site will allow for two-way traffic with the exception of vehicles utilizing the porte-cochere. These vehicles enter using the northern opening and travel counterclockwise to exit after loading/unloading.

SUMMARY

Virtua Gainesville is a proposed living hospitality development located on the southeast corner of Jesse Jewell Parkway and Scotland Avenue in Gainesville, Georgia. The proposed development will include 198 rooms, 9,602 square feet of office space and 8,204 square feet of restaurant/bar & venue space. The on-site amenities will be open to the public and to guests/tenants. It is conceptually estimated that membership and public patrons off-site will generate approximately 70% of the trips to the on-site amenities and 30% will derive from the guests/tenants. Therefore, 70% of the total office and restaurant square footage was used for calculations.

The proposed development is anticipated to generate a total of 1,582 weekday trips, with 133 trips occurring during the AM peak hour and 137 trips occurring during the PM peak hour.

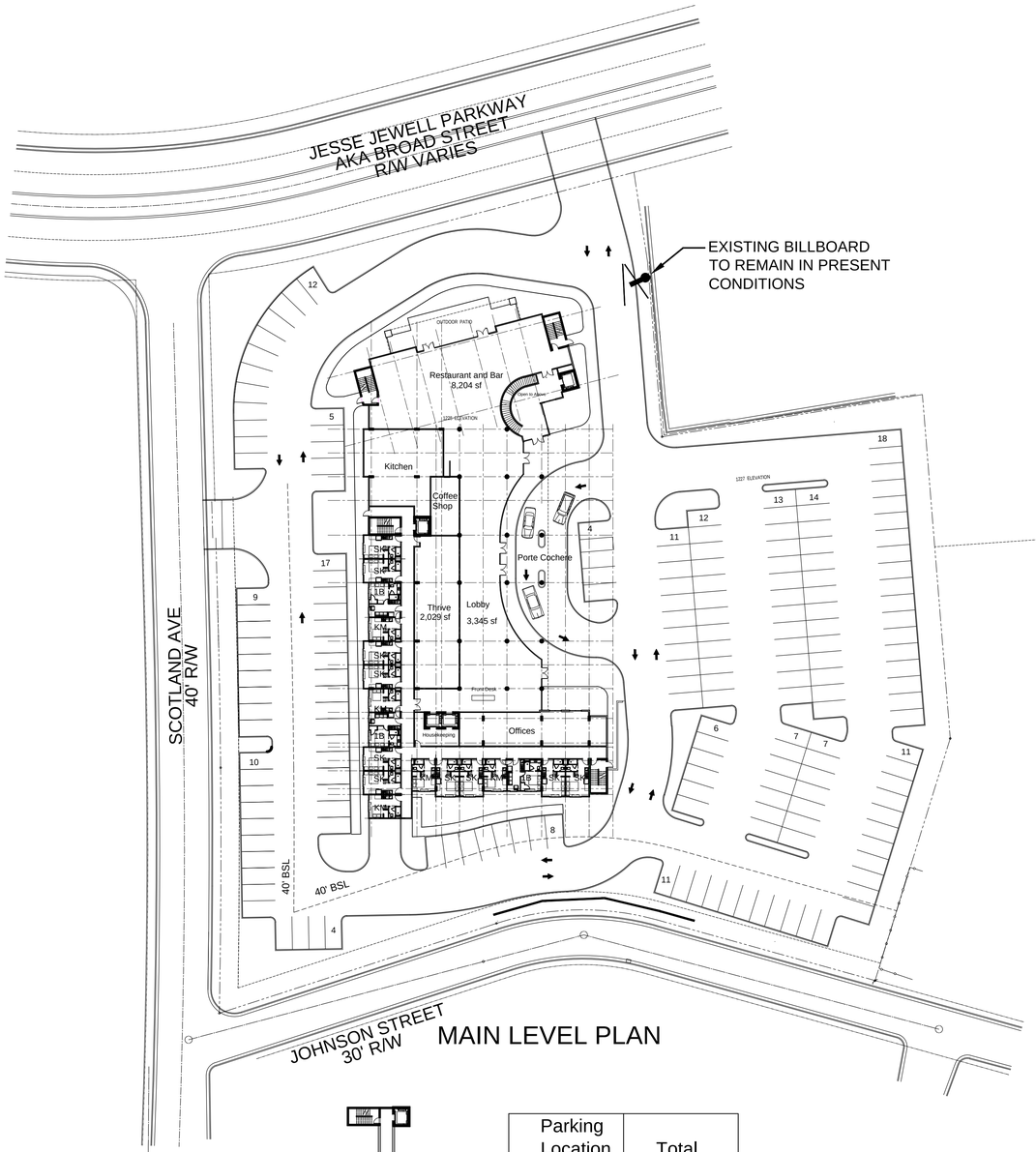
The site is accessible via two full access driveways. One of which is located along Jesse Jewell Parkway and the other located along Scotland Avenue. A porte-cochere will be provided for loading/unloading.

According to the GDOT, the 2021 AADT along Jesse Jewell Parkway, north of Scotland Avenue, was reported as 26,600 vpd. Jesse Jewell Parkway is anticipated to carry a total of 28,200 vpd with the proposed Virtua Gainesville development, resulting in an approximate 6% increase in annual average daily traffic.

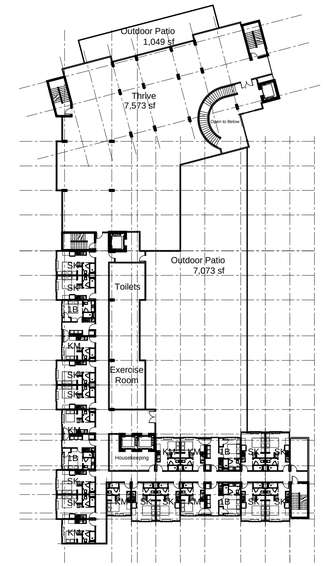
In conclusion, the proposed Virtua Gainesville development is anticipated to have minimal impacts to Jesse Jewell Parkway and the surrounding local roadway network.

ATTACHMENT A – PROPOSED SITE PLAN

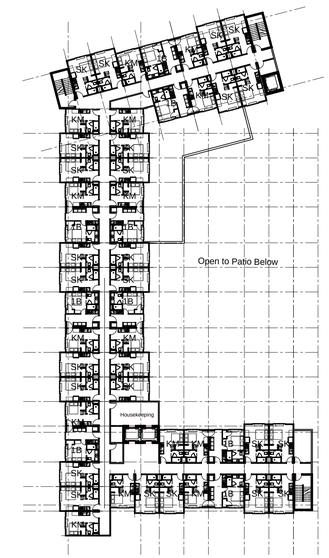
A



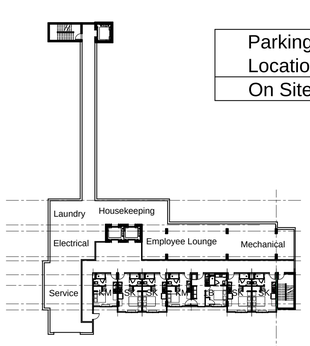
MAIN LEVEL PLAN



SECOND FLOOR PLAN

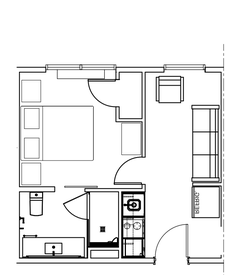


THIRD - FIFTH LEVEL PLAN

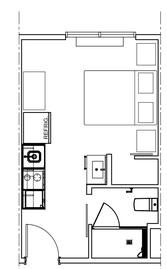


BASEMENT PLAN

Parking Location	Total
On Site	179

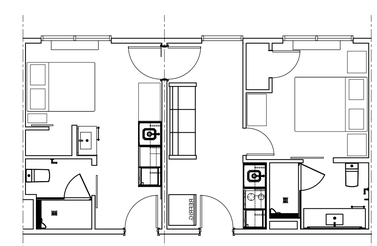


1 Bedroom 342 sf



Studio K 273 sf

Studio M 234 sf



Potential 2bed 576 sf

Level	Studio K		Studio M		1 Bedroom			Potential 2 Bedrooms	Apartments	Restaurant/ Bar & Venue	Thrive	Outdoor Patio
	Keys	%	Keys	%	Keys	%	Keys	Keys	Area	Area	Area	Area
Low Level	4		2		1		7	9	8,305 S.F.			
1st Level	10		5		3		18	9	14,493 S.F.	8,204 S.F.	2,029 S.F.	
2nd Level	12		7		4		23	9	11,779 S.F.		7,573 S.F.	8,122 S.F.
3rd Level	26		15		9		50	9	18,158 S.F.			
4th Level	26		15		9		50	9	18,158 S.F.			
5th Level	26		15		9		50	9	18,158 S.F.			
Total	**104**	**53**	**59**	**30**	**35**	**18**	**198**	**54**	**89,051 S.F.**	**8,204 S.F.**	**9,602 S.F.**	**8,122 S.F.**
Total Indoor Area = 106,857 S.F.												

LK Architecture

LIVING HOSPITALITY

GAINESVILLE, GA

May 1, 2023

ATTACHMENT B – HALL COUNTY ASSESSOR

B

qPublic.net™ Hall County, GA

Summary

Parcel Number	01029 001005
Location Address	839 SW JESSE JEWELL PKWY
Legal Description	JESSE JEWELL PARKWAY (Note: Not to be used on legal documents)
Class	C4-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	G-B Note: Refer to map zoning layer for official zoning.
Tax District	GAINESVILLE-WESTSIDE TAD (District 18)
Millage Rate	N/A
Acres	2.79
Neighborhood	Comm-Hospitality-Motels (COMM05)
Homestead Exemption	No (S0-)
Landlot/District	N/A

View Map

Owner

VIRTUA GAINESVILLE HOTEL OWNER LLC
17470 NORTH PACESETTER WAY
SCOTTSDALE, AZ 85255

Linked Personal Property

101995

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Jesse Jewell-01	Square Feet	121,444	0	0	2.79	1

Permits

Permit Date	Permit Number	Type	Description
04/19/2019	00168	ADDITION	RETRO ON EXISTING BILLBOARD
07/08/2016	00489	OCCUPANCY	THIS PERMIT IS FOR OCCUPANCY FOR A NUTRITION CLUB AND BOOTCAMP. NCV 11/16 WSK
07/05/2016	00212	OCCUPANCY	OCCUPANCY FOR A NUTRITION CLUB AND BOOTCAMP OUTSIDE. NCV 11/16 WSK
05/08/2012	2012-00319	OCCUPANCY	
05/08/2012	2012-00320	OCCUPANCY	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/30/2019	8341 577	98 226	$2,350,000	MULTI PARCEL SALE VAC	HUM LLC	VIRTUA GAINESVILLE HOTEL OWNER LLC
3/2/2015			$1,625,000	Real Estate Listing	HUM LLC	HUM LLC
9/28/2005	5462 542	98 226	$0	NOT MARKET VALUE	PATEL RANJIT K	HUM LLC
9/2/2005	5462 542	98 226	$0	NOT MARKET VALUE	PATEL, RANJIT	HUM, LLC
6/22/2005	5352 204		$1,405,000	PERSONAL PROPERTY/BUSINESS	RAMSEY PROPERTIES	PATEL, RANJIT
	856 200-		$440,000	Sale to be Reviewed		
	856 200-		$440,000			

Valuation

		2022	2021	2020
	Previous Value	$1,378,000	$1,378,000	$1,148,400
	Land Value	$1,378,000	$1,378,000	$1,378,000
+	Improvement Value	$0	$0	$0
+	Accessory Value	$0	$0	$0
=	Current Value	**$1,378,000**	**$1,378,000**	**$1,378,000**

Assessment Notice

2020 Assessment Notice (PDF)

2021 Assessment Notice (PDF)

2022 Assessment Notice (PDF)

Tax Detail

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
2	NET COUNTY 120	0.4			4.636	$2,555.36
17	GAINESVILLE	1			1.01	$1,391.78
20	G'VILLE SCHOOL	1			6.395	$8,812.31
21	G'VILLE BOND	1				$0.00
27	EMERGENCY SERVICES	0.4			0.571	$314.74
30	GAINESVILLE FIRE	1			1.25	$1,722.50
31	GAINESVILLE PARK AND	1			0.896	$1,234.69
33	GAINESVILLE POLICE S	1			0.5	$689.00

Total Est Tax $16,720.38

Photos

No data available for the following modules: Assessment Appeals Process, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Sketches.

NOTICE TO PROPERTY OWNERS AND OCCUPANTS In accordance with Georgia law (OCGA 48-5-264.1) please be advised that the properties located in Hall County may be visited by our appraisal staff concerning an appeal filed, return filed, construction of new improvements or additions and /or conservation use applications or during the course of the normal property appraisal process. The Appraiser/Data Collector will have a photo identification badge and will be driving an appropriately marked vehicle. If
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/4/2023, 6:38:22 PM

Version 3.1.7

qPublic.net™ Hall County, GA

Summary

Parcel Number	01029 001007
Location Address	853 SW JESSE JEWELL PKWY
Legal Description	853 JESSE JEWELL PKWY (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	H-B Note: Refer to map zoning layer for official zoning.
Tax District	GAINESVILLE-WESTSIDE TAD (District 18)
Millage Rate	N/A
Acres	0.38
Neighborhood	Comm-Warehouse\Garage (COMM11)
Homestead Exemption	No (S0-)
Landlot/District	N/A

View Map

Owner

VIRTUA GAINESVILLE HOTEL OWNER LLC
17470 NORTH PACESETTER WAY
SCOTTSDALE, AZ 85255

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Jesse Jewell-01	Square Feet	16,359	138	114	0.38	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/30/2019	8341 577		$2,350,000	MULTI PARCEL SALE VAC	HUM, LLC	VIRTUA GAINESVILLE HOTEL OWNER LLC
6/14/2017	7916 323		$250,000	COM IMP REMOVED AFTER INIT. SALE	R I C PROPERTIES LTD	HUM, LLC
	941 289		$269,510	Sale to be Reviewed		
	941 289		$269,510			

Valuation

		2022	2021	2020
	Previous Value	$235,500	$235,500	$196,300
	Land Value	$235,500	$235,500	$235,500
+	Improvement Value	$0	$0	$0
+	Accessory Value	$0	$0	$0
=	Current Value	**$235,500**	**$235,500**	**$235,500**

Assessment Notice

2020 Assessment Notice (PDF)

2021 Assessment Notice (PDF)

2022 Assessment Notice (PDF)

Tax Detail

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
2	NET COUNTY 120	0.4			4.636	$436.71
17	GAINESVILLE	1			1.01	$237.86
20	G'VILLE SCHOOL	1			6.395	$1,506.02
21	G'VILLE BOND	1				$0.00
27	EMERGENCY SERVICES	0.4			0.571	$53.79
30	GAINESVILLE FIRE	1			1.25	$294.38
31	GAINESVILLE PARK AND	1			0.896	$211.01
33	GAINESVILLE POLICE S	1			0.5	$117.75

Total Est Tax $2,857.52

Photos

No data available for the following modules: Assessment Appeals Process, Linked Personal Property, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

NOTICE TO PROPERTY OWNERS AND OCCUPANTS In accordance with Georgia law (OCGA 48-5-264.1) please be advised that the properties located in Hall County may be visited by our appraisal staff concerning an appeal filed, return filed, construction of new improvements or additions and /or conservation use applications or during the course of the normal property appraisal process. The Appraiser/Data Collector will have a photo identification badge and will be driving an appropriately marked vehicle. If

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/4/2023, 6:38:22 PM

Version 3.1.7

ATTACHMENT C – TRIP GENERATION

C

Living Hospitality
Gainesville

Trip Generation Calculations

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
All Suites Hotel	**311**	**198**	**Rooms**	**4.4**	**50%**	**50%**	**0.34**	**53%**	**47%**	**0.36**	**49%**	**51%**	**871**	**436**	**435**	**67**	**36**	**31**	**71**	**35**	**36**	**Average**
All Suites Hotel	311	198	Rooms	3.11	50%	50%	0.13	53%	47%	0.22	49%	51%	616	308	308	26	14	12	44	22	22	Minimum
All Suites Hotel	311	198	Rooms	6.02	50%	50%	0.51	53%	47%	0.47	49%	51%	1,192	596	596	101	54	47	93	46	47	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
All Suites Hotel	311	198	Rooms	T=5.16(X)-112.23	50%	50%	T=0.47(X)-21.50	53%	47%	T=0.43(X)-9.93	49%	51%	909	455	454	72	38	34	75	37	38	Equation

All Suites Hotel	Standard Deviation	0.93		0.13		0.08	
	Number of Studies	7		9		10	
	Average Size	147		164		159	
	R^2	0.92		0.74		0.87	

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Small Office Building	**712**	**6.70**	**1000 SF GFA**	**14.39**	**50%**	**50%**	**1.67**	**82%**	**18%**	**2.16**	**34%**	**66%**	**96**	**48**	**48**	**11**	**9**	**2**	**14**	**5**	**9**	**Average**
Small Office Building	712	6.70	1000 SF GFA	4.44	50%	50%	0.76	82%	18%	0.56	34%	66%	30	15	15	5	4	1	4	1	3	Minimum
Small Office Building	712	6.70	1000 SF GFA	50.91	50%	50%	4.12	82%	18%	5.50	34%	66%	341	170	171	28	23	5	37	13	24	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Small Office Building	712	6.70	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equation

Small Office Building	Standard Deviation	10.16		0.88		1.26	
	Number of Studies	21		21		21	
	Average Size	3		3		3	
	R^2	N/A		N/A		N/A	

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
High-Turnover (Sit-Down) Restaurant	**932**	**5.74**	**1000 SF GFA**	**107.20**	**50%**	**50%**	**9.57**	**55%**	**45%**	**9.05**	**61%**	**39%**	**615**	**308**	**307**	**55**	**30**	**25**	**52**	**32**	**20**	**Average**
High-Turnover (Sit-Down) Restaurant	932	5.74	1000 SF GFA	13.04	50%	50%	0.76	55%	45%	0.92	61%	39%	75	38	37	4	2	2	5	3	2	Minimum
High-Turnover (Sit-Down) Restaurant	932	5.74	1000 SF GFA	742.41	50%	50%	102.39	55%	45%	62.00	61%	39%	4,261	2,131	2,130	588	323	265	356	217	139	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
High-Turnover (Sit-Down) Restaurant	932	5.74	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equation

High-Turnover (Sit-Down) Restaurant	Standard Deviation	66.72		11.61		6.18	
	Number of Studies	50		37		104	
	Average Size	5		5		6	
	R^2	N/A		N/A		N/A	

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	March 19, 2024
Date Submitted:	March 29, 2024
Final Approval Date:	April 9, 2024
Presenter:	Abb Hayes, City Attorney
Item of Business:	**Public Hearing Item: April 16, 2024, Council Meeting** Request from **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B). **Ward Number(s): Two**. Tax Parcel Number(s): 01-027-001-003. **Request: Residential condominium community**.
Meeting Date:	April 11, 2024

Purpose of Request:
To provide an overview of the following zoning request as presented at the March 12, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:
The applicant is proposing a special use within Neighborhood Business (N-B) zoning to redevelop the subject property for a micro-housing development consisting of eleven residential fee-simple condominiums. The proposed units are two-stories on minimum 300 square foot condominium lots. The minimum condominium size will be 500 square feet of heated floor space. One and two bedroom options will be available at multiple price points to meet the growing and unfulfilled need for obtainable housing. A private access drive/road is proposed from Washington Street and one parking space for each unit will be provided, as well as four guest parking spaces. Amenities include a mail kiosk and a small community lawn and fire pit. The property contains a vacant rental home that will be demolished. A sanitary sewer easement and creek are located to the rear of the property. The adjacent uses include a retail strip center, a single-family home, residential condominiums and St. Paul United Methodist Church.

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

SAMPLE MOTIONS

Approval of Resolution ZR-2024- :
I move to approve the resolution to allow a residential condominium community within Neighborhood Business (N-B) zoning district with five 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. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution
4. Exhibit A
5. Exhibit B
6. Exhibit C
7. Location maps
8. Project Narrative
9. Concept plan
10. Architectural renderings
11. Elevations
12. Existing Home Photo

4295
131769
2/28, 3/6, 13, 20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Chanage of Kayla Marie Reed, Petitioner.
Civil Action Case Number: 2024CV000313KFG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Kayla Marie Reed filed a petition in the Superior Court of Hall County on February 21st, 2024, to change name from: Kayla Marie Reed to Kayla Marie Steele. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 02/21/224
Kayla Marie Reed
Petitioner, Pro se
Name: Kayla Marie Reed
Address: 3934 Walnut Grove Way
Email: kaylaolivia.2023@gmail.com
Phone (day): 770-940-3627
131974
2/28, 3/7, 3/13, 3/20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Luke Joseph Lenhardt Ousley
Kathleen Maire Korab Lenhardt Petitioner,
v.
Stephen Joseph Ousley
Respondent.
Civil Action File No: 2024CV000386LHB
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on March 5, 2024, to change the name of the following minor child(ren):
From:
Luke Joseph Lenhardt Ousley
Proposed New Name:
Luke Ousley Lenhardt
Any interested 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: 3-5-2024
Kathleen Lenhardt
Petitioner Pro se
Name: Kathleen Maire Korab Lenhardt
Address: 5519 Tanners Ridge Road Gainesville, GA 30507
Phone: 404-384-6571
Email: katmarielenhardt@outlook.com
132458
3/13, 3/20, 3/27, 4/3

Public Hearings

LEGAL NOTICE
Atlanta Gas Light Company ("AGL") filed its 2025-2034 Integrated Capacity and Delivery Plan with the Georgia Public Service Commission ("Commission") on February 1, 2024, in Docket No. 43820. A copy of the Petition is on file with the Commission.
The Commission will hold public hearings on Tuesday, June 11, 2024, and Wednesday, June 12, 2024, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence.
In accordance with O.C.G.A. § 46-2-59(c) and Commission Utility Rule 515-2-1-.06, persons wishing to intervene must file a petition to intervene with the Commission within thirty (30) days of the first publication of this notice. Petitions to intervene shall be filed at the office of the Executive Secretary, Georgia Public Service Commission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701, and copies shall be served on AGL and other parties that have petitioned to intervene.
If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director's Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only).
This notice is published at the direction of the Georgia Public Service Commission.
Elizabeth Wade, Esq.
Chief Counsel, Regulatory Affairs
Atlanta Gas Light Company
132776 3/20

NOTICE is hereby given that the **Hall County Board of Commissioners** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on **Tuesday, April 23, 2024** to consider the following:
1.0 McKinzey Lane | Use Subject to County Commission Approval | 17.50.040.K Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinzey Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | **Proposed Use: 6-lot subdivision** | ** Commission District 2 | **Garry L. English, applicant**
2. 2860 Atlanta Highway | Amend Conditions | on a 3.52± acre tract located on the west side of Atlanta Highway, approximately 170 feet from its intersection with Thurmon Tanner Parkway | Zoned S-S (GCOD); Tax Parcel 08027 000010 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
3. 2852 Atlanta Highway | Rezone | from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
4. 8545 Belton Bridge Road | Amend Conditions | on an 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**
5. (A) 2696 Cleveland Highway | Rezone | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
(B) 2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
6. 4899 Browns Bridge Road | Rezone | from Agricultural Residential (AR-III) to Highway Business (H-B) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | **Proposed Use: Office/warehouse buildings** | ** Commission District 2 | **Advantage Investment Properties, applicant**
7. Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission. ** | Hall County Planning Staff, applicant.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
132823 3/20

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, April 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 **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-001-002A
Request: Sewer for an existing single-family home and detached guest house
2) Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC**) to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-007-003-034
Request: Sewer for an existing office building
3) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 00-063-006-005,006;06-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018
Request: Existing uses
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})
132806 3/20

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, April 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 **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 **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community
3) Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).
Ward Number: Five
Tax Parcel Number(s): 15-035-000-015
Request: Data mining facility
4) Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE**) from Neighborhood Business (N-B) to Residential-I (R-I).
Ward Number: One
Tax Parcel Number(s): 01-097-001-024
Request: Single-family home
5) Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 01-132-005-015
Request: Special event center
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})
132807 3/20

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, March 12, 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 Tuesday, April 9, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 1st day of February, 2024.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amy L. Barfield and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: RA-200
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.
131230 2/14, 21, 28, 3/6, 13, 20, 27

PUBLIC NOTICE
The Braselton Mayor and Council will hold a Public Hearing on Monday, April 8, 2024, at 4:30 p.m. on the following items:
Adoption of the new Town of Braselton Development Code
Amendment to the Town of Braselton Development Code
Amendment to Section 8.1 – Use by District Tables
The intent is to amend this section to enact a new Use by District Table in its entirety.
Amendment to Section 3.1 – Definitions
COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/planning_commission.php
FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net
*ALL BRASELTON PLANNING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517
132777 3/20

STATE OF GEORGIA
HALL COUNTY
NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED that on the 2nd day of April, 2024 at 9:00 a.m., at the Hall County Courthouse in Gainesville, Georgia, the presiding Judge of the Superior Court of Hall County, Georgia, will hear the case of State of Georgia v. Housing Authority of the City of Gainesville, Georgia and Harrison Village Phase I, LP, Civil Action File Number 2024CV000423, the same being a proceeding to confirm and validate its Multifamily Note (Governmental) (Harrison Village Apartments) (the "Governmental Note"), issued in an aggregate principal amount not to exceed Twenty-Eight Million Dollars ($28,000,000) and the security for such Governmental Note. The proceeds of the Governmental Note are being lent by the Housing Authority of the City of Gainesville, Georgia (the "Issuer") to Harrison Village Phase I, LP, a Georgia limited partnership (the "Owner"), in order to (i) pay all or a portion of the costs of acquisition, construction, renovation, and equipping of an existing affordable multifamily housing facility to be known as Harrison Village Apartments, containing approximately one hundred twenty (120) units (the "Project"); (ii) fund certain reserves; and (iii) pay the costs of issuance of the Governmental Note. The Issuer will lend the proceeds of the Governmental Note to the Owner pursuant to a Project Loan Agreement dated as of April 1, 2024, or such other date as agreed by the parties (the "Project Loan Agreement"), among the Issuer, The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"), and the Owner, which obligates the Owner to pay to the Issuer such loan payments at such times and in such amounts as will be sufficient to pay the principal of, premium (if any), and interest on the Governmental Note, as and when the same become due. To secure its obligation to pay the principal of, premium (if any), and interest on the Governmental Note, the Issuer will assign and pledge to the Initial Funding Lender, and grant a security interest in, all of its right, title, and interest (except for the Unassigned Rights, as defined in the Funding Loan Agreement, as hereinafter defined) in the Project Loan Agreement, and all revenues, payments, receipts, and monies to be received and held thereunder, all pursuant to the Funding Loan Agreement dated as of April 1, 2024, or such other date as agreed to by the parties (the "Funding Loan Agreement"), among the Issuer, Fiscal Agent, and JPMorgan Chase Bank, N.A., as Initial Funding Lender (the "Initial Funding Lender"). The Project being financed with the proceeds of the Governmental Note is located within the corporate limits of Hall County, Georgia. In said proceeding, the Court will also pass upon the validity of the Act and upon the validity of the Governmental Note, Project Loan Agreement, Funding Loan Agreement, Security Instrument, and Land Use Restriction Agreement and certain related matters and documents. Any citizen of the State of Georgia residing in Hall County, Georgia, or any other person wherever residing who has a right to object, may intervene and may become a party to this proceeding.
THE ISSUER WILL NOT CONDUCT ANY "PERFORMANCE AUDIT" OR "PERFORMANCE REVIEW" WITH RESPECT TO THE GOVERNMENTAL NOTE AS SUCH TERMS ARE DESCRIBED IN O.C.G.A. § 36-82-100.
This 11th day of March, 2024.
CHARLES BAKER, Clerk
Superior Court of Hall County, Georgia
132782 3/20, 3/27

Public Sales/Auctions

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, 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 30501, 4/4/2024 12:00pm
Isela Perez
1048
Queen bed, box spring, tv stand, coffee table, recliner, chair, stool, and 10 boxes.
Noe Leon
1220
Beds, sofas, tvs, and dinner table.
Jolonda Forrester
1452
Household goods
Randall Pruitt
2212
Household goods.
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 property.
132374 3/20, 3/27

LEGAL NOTICE OF PUBLIC SALE: Pursuant to GA Self-Storage Facility Act & to satisfy Owner's lien Storage Depot of Gainesville GA (770)536-0019 will conduct a public auction of the contents of storage units described below to be purchased AS-IS. TERMS listed on auction website. See and bid on all units 24/7 ending on MARCH 29, 2024 @ www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property. GA1 - 319 Linwood Dr - Gainesville, GA 30501: A0708 Ka☒e Wilbanks: misc. items. GA2 - 879 SW Airport Dr, Gainesville, GA 30501: 326 Nathaniel Sims: furniture, misc. items. GA3 - 635 Industrial Blvd - Gainesville, GA 30501: 173 Ramiro Cortez: misc. items; 172 Chadwick Hopkins: misc. items; 186 Ruben Sanchez: misc. items.
132558 3/13, 3/20

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 April 11, 2024 at approx. 1:30 PM at [www.storagetreasures.com]: Cube #423 Lisa Hernandez.
132364 3/20, 3/27

Probate Notices

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Benjamin Parks, FORMER MINOR.
Date of Publication, if any: March 20 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 0:00 a.m. Mav6 2024 said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/DEPUTY CLERK
116 Spring Street SE
Gainesville, GA 30501
Address
770.531-6924
Telephone Number
132025 3/20

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
David Gene Caldwell, DECEASED
ESTATE NO. E - 22 - 275
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: whom it may concern:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. April 1, 2024.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street
First Floor Gainesville,

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant ..... Raven Residential Group
Property Owner ..... Ernest Aquirre & Arturo Guzman
Location ..... 521 Washington Street, SW
Request ..... Special use within N-B zoning
Total Acres ..... 0.925± acre
Ward ..... Two
Proposed Use ..... Residential condominium community
Planning Division Staff Recommendation ..... **Approval, with conditions**
Planning & Appeals Board Recommendation ..... **Approval, with conditions**
Date ..... March 12, 2024

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

The applicant is proposing a special use within Neighborhood Business (N-B) zoning for a micro-housing development consisting of eleven (11) residential fee-simple condominiums. The proposed units will be two-stories on minimum 300 square foot detached condominium lots. The minimum condominium size will be 500 square feet of heated floor space. One and two bedroom options will be available at multiple price points to meet the growing and unfulfilled need for obtainable housing. A private access drive/road is proposed from Washington Street and one parking space for each unit will be provided, as well as, four guest parking spaces. Amenities include a mail kiosk and small community lawn, community garden and fire pit. Stormwater and a private dumpster are proposed toward the rear of the property adjacent to the guest parking spaces.

Lot Size	Unit Size	Building Height	Front Setback	Rear Setback	Unit Separation
300 sf	500 sf	2 stories	30 feet (Washington Street)	5 feet	10 feet
			5 feet (Private Drive)		

The property contains a vacant rental home that will be demolished. A sanitary sewer easement and creek are located to the rear of the property.

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

Location	Use	Zoning
North	Washington Vista Condominiums; St. Paul United Methodist Church; Gainesville Business Center	Neighborhood Business (N-B);
South	Rose Cliff Apartments	Residential-II (R-II)
East	Retail Strip Center	Neighborhood Business (N-B)
West	Single-Family Home	Neighborhood Business (N-B)

- ***Other Departmental Comments***

There were no other departmental comments regarding this request.

- ***Zoning History***

2022 – A request by William B. Stark Jr. for a special use within Neighborhood Business (N-B) zoning on a 1.0± acres tract located at 614 Washington Street, NW was conditionally approved for five residential duplexes (10 units).

2022 - A request by Ricky and Janice Hames to rezone a 0.24± acre tract located at 721 Oak Street, NW from General Business (G-B) to Residential-I (R-I) was conditionally approved for a single-family residence.

2021 - A request by Dave Odom to rezone a 0.50± acre tract located at 341 and 361 Oak Street, NW, from General Business (G-B) to Planned Unit Development (P-U-D) was conditionally approved for mixed-use residential and commercial.

2020 – A request by Juan Luna for a special use within Neighborhood Business (N-B) zoning on a 1.66± acres tract located at 0, 903, 915, 919, 921, 925 and 927 Washington Street, NW was conditionally approved for twenty apartments.

2018 – A request by KRM 2016, LLC for a special use within Neighborhood Business (N-B) zoning on a 0.82± acre tract located at 520 Washington Street, NW was conditionally approved for five duplex apartments (10 units).

- ***Staff Analysis***

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

The proposed residential use appears to be supported by the mixture of nearby uses and zoning districts. The surrounding uses include a church, offices, single-family home, condominiums and multi-family residential with zonings of Residential-II (R-II), Planned Unit Development (P-U-D), Neighborhood Business (N-B) and General Business (G-B).

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

The proposed use should have minimal affects to the surrounding and nearby properties as the proposed development is small in scale as it includes 11 residential units. The exiting rental home is unoccupied and is boarded up. Sufficient parking, storm water detention and landscaping will be provided that will improve the function and aesthetics of the property. Any traffic generated should be minimal given the scale of the project but additional turning movements on Washington Street will occur given that the property is vacant. There appears to be sufficient sight distance for the proposed driveway.

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

The Gainesville Comprehensive Plan places the property within the *General Mixed-Use* future land use category and the *Central Core* Character Area. A mixture of land uses including office, neighborhood retail, and detached or attached residential are considered appropriate. The Central Core character area is the historic heart of Gainesville, centered on the Square and extending to the east, west and south. The promotion of infill development is appropriate within the Midland, Oak Street, Rainey Street and Washington Street area. Specifically, diverse new housing opportunities are encouraged targeting mixed-income within high quality multi-family housing and higher density single-family residential.

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

The property is zoned Neighborhood Business (N-B) which permits a variety of nonresidential uses including professional offices, clinic, daycare, beauty shop or restaurant that could create more impacts such as traffic and noise. The property would retain its right to be redeveloped for these purposes regardless of the special use were to be denied. The property has historically functioned as a single-family home that has remained unoccupied since 2019. The proposed development is designed to provide for quality/affordable housing options within walking distance of downtown at a density of 11.89 dwelling units per acre.

(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?

City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #1 is located off of Queen City Parkway and is approximately 1.0± mile from the subject property.

The proposal will slightly increase ingress and egress traffic movements along Washington Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex apartments on average could generate 64± new trips per day, 5± A.M. and 6± P.M. peak hour trips.

The proposed use will have minimal impact on the Gainesville City School System given there are only 11 residential units proposed and the condominium units are not designed as family units. Nearby larger residential developments such as the Towne Creek Apartments have children that attend City schools which are provided bus service.

(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 Comprehensive Plan identifies the need for quality housing within the downtown area. The subject property is conducive for residential purposes as it is situated within an area that is walkable to numerous offices, retail, restaurant and public uses. Development along the Washington Street corridor has consisted of small specialty shops, professional offices, as well as a mixture of residential single-family, condominium and multi-family apartments.

(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 mixture of uses, the proposed special use request with the recommended conditions appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

- ***Additional Special Use Criteria***

(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.

Washington Street serves as a connector road between the downtown central business district and the Lakeshore Mall/Dawsonville Highway regional shopping district. The existing street is adequate to serve the proposed development.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

The applicant's concept plan appears to provide for sufficient access for pedestrian safety, parking and access for emergency vehicles. Sidewalks are currently present on both sides of Washington Street.

(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.

The existing public facilities are adequate to serve the proposed use given its small scale. Fire Station #1 is located off of Queen City Parkway and is approximately 1.0± mile from the subject property**.**

(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.

According to the concept plan, one to two stacked parking spaces will be provided for each condominium unit and an additional 4 guest parking spaces. While no side yard buffers are currently required, the applicant intends to provide privacy in the form of landscaping and/or fencing behind each unit. In addition, the units will be setback from Washington Street a minimum of 30 feet. The front common area will include landscaping, fire pit and a community garden. A common dumpster will be provided for the development of which service access to the dumpster is limited to between 6:00 a.m. and 9:00 p.m. per the Unified Land Development Code.

(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.

The proposal is for detached condominium units which by nature are considered less intense than what could be potentially developed with office and/or commercial uses. The condominium units will be occupied throughout all hours of the day which is similar to nearby residential properties.

(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

The proposed condominiums are between 500 and 800 square feet in size and will be two stories in height. The height of other structures located along Washington Street generally vary from one to three stories in height. The size of the proposed condominium homes are smaller than other detached structures along Washington Street but are comparable in size to some of the studio and 1 bedroom units within the nearby Towne Creek Apartments which range from 620 to 1,005 square feet in size.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this Special Use request based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

1. **The proposed residential condominiums shall closely reflect the architectural style of the pictures labeled as Exhibits A, B and C, and shall not exceed eleven (11) units. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.**

2. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.**

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

4. **The frontage landscape area along Washington Street shall be maintained and sodded with grass and shall include a minimum of two 3-inch caliper size deciduous trees subject to the approval of the Community & Economic Development Director.**

5. **Service access to the proposed dumpster shall be limited to one day a week, and limited to the hours of 6:00 a.m. and 9:00 p.m.**

Excerpts from the March 12, 2024 PAB Meeting Minutes

Applicant Presentation: Bradley Dunckel, 3703 Timber Walk Drive, spoke on behalf of the applicant for the variance and special use request. Mr. Dunckel stated the project is a new concept of micro homes which he described as larger than a tiny home but smaller than a traditional home and is comparable to an apartment unit. He then explained a slide presentation that contained information such as the location being a quarter of a mile from the downtown square and on 0.925 acres with 11 units meeting the City's 12 unit per acre density of the R-II zoning classification. He said each unit will have a parking pad, some units with side decks, 500 square feet one-bedroom units, 800 square feet two-bedroom units, all units containing one and a half bathrooms. Mr. Dunckel stated the units will have a modern architectural design with Hardie board for the exterior with earth tone color scheme and maintenance by a mandatory HOA or condominium association. He spoke about the interior modern design with 9 feet ceilings, stainless steel appliances with luxury vinyl flooring throughout with tile bathrooms and showers. He spoke about the amenities with the main amenity being the location and proximity to the downtown square, firepit, community garden and small fenced rear yard. He spoke about the inspiration for the units are from the South Park Cottages located in College Park, GA, with images from other completed projects. Mr. Dunckel talked about the need for owner occupied housing in the city and stated the price will start with the number "2". He spoke about concerns regarding the project such as small units, architectural not being consistent with Washington Street, density and location of the project. He mentioned different uses and architecture in the area and the types of zoning along with reasons for the project such as the need for attainable housing in the city and targeting first time homeowners.

FAVOR: None

OPPOSE: None

Board Member Comments: Board Member Fleming asked if there would be a HOA for long-term upkeep and asked if the homes would be owned or fee simple. Mr. Dunckel stated there would be a mandatory HOA and would be a condominium ownership.

Vice-Chair Thompson asked if the landscape and common areas would be protected by the HOA and was confirmed by Mr. Dunckel including the exterior maintenance of the units. Mr. Thompson was curious about the matching of some architectural designs as stated in staff's condition one and Mr. Dunckel stated it would not be the preference. Vice-Chair Thompson asked if it would be agreeable adding brick and sod to the units. Mr. Dunckel stated he was not sure if brick would be compatible but possibly stone but would need to have someone else explore the options.

Chairman Carter mentioned the exhibits provided by Mr. Tate and the design would be reviewed by the Community & Economic Director and would be more discussion regarding architectural beyond the PAB decision. Deputy Director Tate confirmed condition one stated the architectural style should closely resemble/reflect the exhibits.

Board Member Young questioned if the project should be middle market and concerned of pricing it out but stated pinewood is beautiful but starts at 500,000 and asked staff's opinion of it. Deputy Director Tate responded the project is projected to be in the "2's" but it has not been studied in terms of costs of materials and square footage. Mr. Tate said it has been reviewed from an architectural standpoint and visibility from Washington Street and thought the proposed architecture would fit better in a different location. He again stated nothing has been studied in terms of cost for the units for the Exhibits A, B and C, recommended by staff. Board Member Young asked if the proposal would be similar to Clarendon Place which is a nice product and Mr. Dunckel stated there would be similar features.

Chairman Carter stated according to the PAB vote that if the Board elects to move forward there would be potentially more approval of the recommendation for the location of the project and further debate before City Council and staff on the architectural.

Board Member Fleming stated she was concerned with the upkeep, clutter that can accumulate within a small setting and managing it without effect the entire development. Mr. Dunckel stated the project will not be conducive to a family unit due to the layout of the floorplan and trash will be enforced through the HOA. **Board Member Young** said condition five states there will be a central area for trash.

There was a motion to recommend conditional approval of the special use request for a residential condominium community having a zoning of Neighborhood Business (N-B) with the following conditions:

<u>Conditions</u>

1. **The proposed residential condominiums shall closely reflect the architectural style of the pictures labeled as Exhibits A, B and C, and shall not exceed eleven (11) units. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.**
2. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.**
3. **An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy for the last condominium unit.**

4. **The frontage landscape area along Washington Street shall be maintained and sodded with grass and shall include a minimum of two 3-inch caliper size deciduous trees subject to the approval of the Community & Economic Development Director.**
5. **Service access to the proposed dumpster shall be limited to one day a week, and limited to the hours of 6:00 a.m. and 9:00 p.m.**

Motion made by Board Member Young
Motion seconded by Vice-Chair Thompson
Vote – 5 favor, 1 absent (Martin), 1 vacant

RESOLUTION ZR-2024-___

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

WHEREAS, under **Chapter 9-6-2 N-B Neighborhood Business District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-2-2 Permitted and Special Uses** allows a *residential condominium community* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Raven Residential Group** to allow *a residential condominium community* within a Neighborhood Business (N-B) zoning district identified as follows:

01-027-001-003
521 Washington Street, SW
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 **March 12, 2024.**

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 proposed residential condominiums shall closely reflect the architectural style of the pictures labeled as Exhibits A, B and C, and shall not exceed eleven (11) units. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.**
2. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.**
3. **An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy for the last condominium unit.**
4. **The frontage landscape area along Washington Street shall be maintained and sodded with grass and shall include a minimum of two 3-inch caliper size deciduous trees subject to the approval of the Community & Economic Development Director.**
5. **Service access to the proposed dumpster shall be limited to one day a week, and limited to the hours of 6:00 a.m. and 9:00 p.m.**

RESOLUTION ZR-2024-___

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.

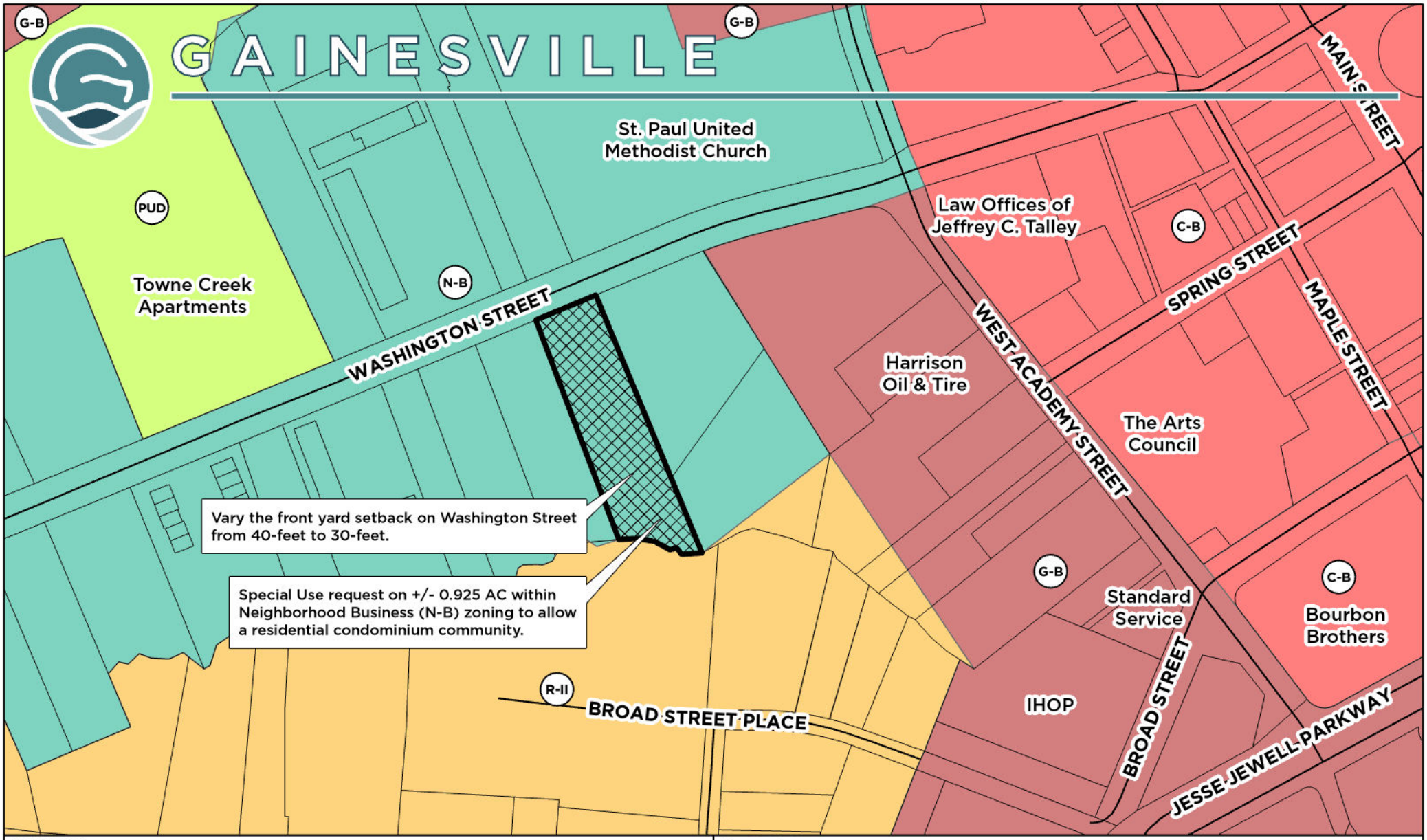
ATTEST:

_____
Denise O. Jordan, City Clerk

Exhibit A

Exhibit B

Exhibit C



Applicant: **RAVEN RESIDENTIAL GROUP**

VARIANCE AND SPECIAL USE REQUEST

Request:
- Vary the front yard setback on Washington Street from 40-feet to 30-feet.
- Special use request on +/- 0.925 AC within Neighborhood Business (N-B) zoning to allow a residential condominium community.

Subject Property Address: 521 Washington Street, SW

Tax Parcel: 01-027-001-003

Subject Property

Meeting Date: 3/12/2024

Map Prepared: 2/13/2024

0 100 200 300 400 Feet

Scale: 1" = 200'

N W E S

Applicant: **RAVEN RESIDENTIAL GROUP**

VARIANCE AND SPECIAL USE REQUEST

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- Special use request on +/- 0.925 AC within Neighborhood Business (N-B) zoning to allow a residential condominium community.

Subject Property Address: 521 Washington Street, SW

Tax Parcel: 01-027-001-003

Subject Property

Aerial from 2023

Meeting Date: 3/12/2024

Map Prepared: 2/13/2024

0 100 200 300 400 Feet

Scale: 1" = 200'

N W E S

PROJECT NARRATIVE

GVL Village

THE CITY OF GAINESVILLE

A MICRO HOUSING DEVELOPMENT

DECEMBER 29, 2023

EXECUTIVE SUMMARY

GVL VILLAGE is an eleven unit, micro-housing development located at 521 Washington Street (a 60' public right-of-way) southeast of the intersection of West Academy Street within the limits of the City of Gainesville, Georgia. The parcel is located within the Central Core District of the City in close proximity of the Downtown historic square and rapidly expanding food and entertainment district. The project is a redevelopment parcel of 0.952 acres at a density of 11.55 units per acre. The parcel is located within Land Lot 154, 9th District, Hall County Georgia. The current zoning of the parcel is NB - Neighborhood Business with this request for a Special Use Permit and Variances

Currently, the site is comprised of one structure, a single family home built around 1937 and most recently used as a rental property. The remainder of the site is undeveloped with a variety of vegetation. The rear property line is a stream and the back one-third of the property will be mostly undeveloped. The property to the east is a commercial building with individual rental spaces and to the west is another single family home, apparently used as a rental. Also in the immediate vicinity is a self-storage complex, a business center, St. Paul Methodist Church and the new Washington Street duplexes.

The development concept is for an innovative micro-housing development incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community. *Micro homes are the "next step up" from tiny houses; they range from 400 to approximately 800 square feet and must encompass an independent kitchen, bathroom, and at least one window. These dwellings can be modular, pre-fabricated, or custom builds, and use materials and finishes comparable to traditional homes. They are spatially evolved from apartment living with no shared walls, ceilings, or floors, and each unit has an independent outdoor living area such as a porch or piece of land.* These residential units will be offered as fee simple, detached condominiums, subject to a restrictive covenant.

A central street, will serve the homes located on both sides. Homes will have a fenced outdoor area at the rear and parking will be accomplished on the side of the home with a paved or geo-grid parking strip. A small common area space will be located at the front of the development. The genesis of the entire development gravitates around human-centered design principles leading towards a safe & sociable environment.

GVL VILLAGE will meet a growing and unfulfilled need for obtainable housing, located in an urban setting, and within walking distance of the Downton District. One & two bedroom options will be offered at multiple price points. All common area maintenance will be covered by the Condominium Owners Association, insuring that the project will retain its quality and value for years to come.

COMPREHENSIVE PLAN

The GVL VILLAGE development is consistent with the goals and objectives of the City of Gainesville's Comprehensive Plan and it's vision for future land use utilizing redevelopment and infill opportunities.

Needs & Opportunities in the Plan include:

- There is opportunity to redevelop areas of the city to remove blight and underutilized developments, while introducing more up-to-date development styles

Stated Goals & Strategies of the Plan include:

- Encourage new, high-quality infill residential development that maintains community character and ensures stable, long-term property values and neighborhoods.
- Provide for maximum flexibility in the mixture and arrangement of land uses and unique and innovative land planning via planned unit developments, at appropriate locations, and with appropriate sizes and scales.

Redevelopment and infill opportunities of underutilized sites are one of Gainesville's greatest physical assets because of their development potential that can help enhance housing opportunities and support the growth potential of the district. GVL VILLAGE will fill a need for obtainable housing in a location suitable for pedestrian interconnectivity to the Downtown District. Developments of these type of sites can reduce the need to travel further to shop or work, preserve lands further out, and save taxpayers infrastructure costs. This new community will integrate seamlessly within the City's urban fabric and greatly contribute to the evolving perimeter development of the Downtown District.

The GVL VILLAGE property is identified being in the Plan's Character Area as part of the "Central Core" with a Future Land Use of "General Mixed Use" which includes "a mixture of land uses including office, neighborhood retail, and detached and attached residential. The types of nonresidential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office." This proposal (Special Use Permit & Variances) seems appropriate for the area.

GVL VILLAGE will set the example as Gainesville's first signature infill redevelopment featuring micro-housing, while meeting the Comprehensive Plan goals of transforming neglected and underutilized resources into a desirable downtown neighborhood, while creating new living opportunities for Gainesville's ever diversifying and growing population.

DEVELOPMENT PLAN

Property Address: 521 Washington Street, Lot 154, 9th District, Gainesville, Hall County, Georgia

Site Area: 0.952 AC +/-

Existing Zoning: NB – Neighborhood Business
Proposed Zoning: NB – Neighborhood Business with Special Use Permit & Variances

Existing Conditions: Existing vacant single family house.

Proposed Uses: An urban, micro-housing development incorporating traditional neighborhood development practices into a vibrant, human-scaled, pedestrian friendly community..

Proposed Density: 11.55 DU/AC

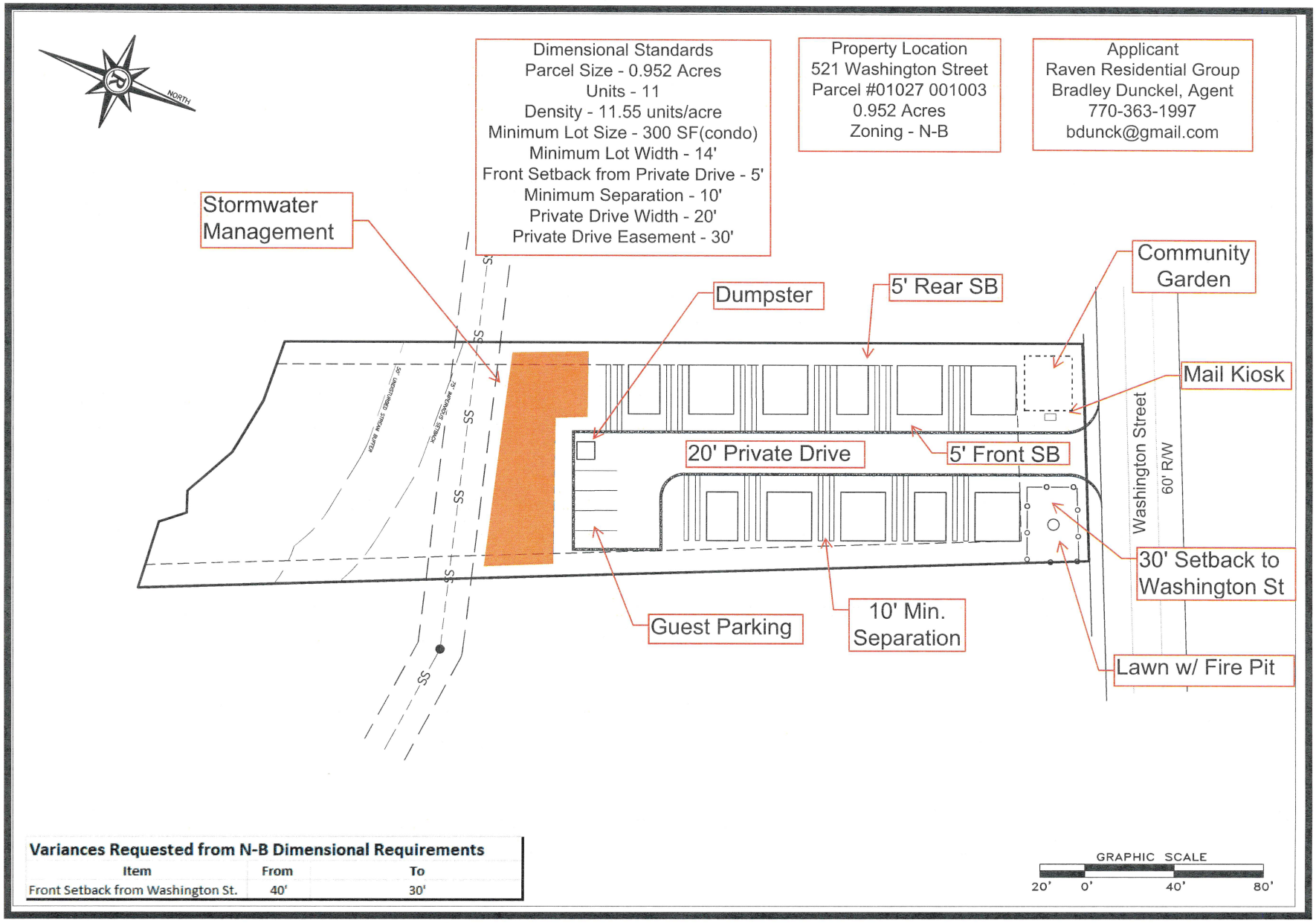
Site Development: Maximum Residential Units: 11

Development Standards
Minimum Lot Size – 300 SF (condominium ownership)
Minimum Unit Size - 500 SF
Minimum Setback from Washington Street - 30'
Front Setback: 5 feet form Private Drive to front porch
Side Setback: 3 feet
Minimum Building Separation: 10 feet
Rear Setback: 5 feet

Open Space: As exhibited in the Concept Plan, community Open Space will be provided near the front of the project along with undisturbed areas at the rear of the property.

Parking: One (1) parking spaces per residential unit, with a minimum of four (4) guest parking spaces

Flexibility: As the Developer progresses with design for this innovative urban neighborhood, approval flexibility in revisions to the Concept Plan via site layout & engineering at the Staff level will be granted as long as overall proposed density shall not be eclipsed.



Variances Requested from N-B Dimensional Requirements

Item	From	To
Front Setback from Washington St.	40'	30'

RRG
Raven Residential Group, LLC

ZONING PLAN FOR :
GVL VILLAGE
521 WASHINGTON STREET
LOCATED IN LAND LOT 154 9TH DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

SHEET	OF
1	1

DATE: 12-21-23
SCALE: 1"=40'

Plan A

Plan B

FOR SALE
NORTON
770.297.4800
JOE ELIAS
678.865.6007

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	March 19, 2024
Date Submitted:	March 29, 2024
Final Approval Date:	April 9, 2024
Presenter:	Abb Hayes, City Attorney
Item of Business:	**Public Hearing Item: April 16, 2024, Council Meeting** Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I). **Ward Number(s): Five**. Tax Parcel Number(s): 15-035-000-015. **Request: Data mining facility**.
Meeting Date:	April 11, 2024

Purpose of Request:
To provide an overview of the following zoning request as presented at the March 12, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:
The proposal is for a special use within Heavy Industrial (H-I) zoning to allow a data mining facility. Specifically, the data mining facility is a high-powered computing server center that searches and analyzes a large batch of raw data in order to identify patterns and extract useful information for companies to learn more about their customers and to develop more effective marketing strategies, increase sales and decrease costs. The proposed development includes two, 18' x 10' data center huts and a single access driveway from Palmour Drive. The data mining facility will operate 24 hours a day and 7 days a week and will produce noise from fans/blowers that cool the servers. The applicant states the noise level drops to a conversation level of (65 dB) after 100 feet of distance. The property is currently undeveloped and is located within the Gainesville Industrial Park South, within the Airport Overlay Zone and is adjacent to the Highlands to Islands trail. Adjacent uses include Poly Enterprises manufacturing, Ace Hardware distribution center and Lee Gilmer Memorial Airport.

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

SAMPLE MOTIONS:

Approval of Resolution ZR-2024- :
I move to approve the resolution to allow a data mining facility within Heavy Industrial (H-I) zoning district with four conditions.

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. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution
4. Location maps
5. Narrative
6. Landscape-Buffer Plan
7. Plat
8. Renderings
9. Recommended Zoning Conditions

4295
131769
2/28, 3/6, 13, 20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Chanage of Kayla Marie Reed, Petitioner.
Civil Action Case Number: 2024CV000313KFG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Kayla Marie Reed filed a petition in the Superior Court of Hall County on February 21st, 2024, to change name from: Kayla Marie Reed to Kayla Marie Steele. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 02/21/224
Kayla Marie Reed
Petitioner, Pro se
Name: Kayla Marie Reed
Address: 3934 Walnut Grove Way
Email: kaylaolivia.2023@gmail.com
Phone (day): 770-940-3627
131974
2/28, 3/7, 3/13, 3/20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Luke Joseph Lenhardt Ousley
Kathleen Maire Korab Lenhardt Petitioner,
v.
Stephen Joseph Ousley
Respondent.
Civil Action File No: 2024CV000386LHB
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on March 5, 2024, to change the name of the following minor child(ren):
From:
Luke Joseph Lenhardt Ousley
Proposed New Name:
Luke Ousley Lenhardt
Any interested 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: 3-5-2024
Kathleen Lenhardt
Petitioner Pro se
Name: Kathleen Maire Korab Lenhardt
Address: 5519 Tanners Ridge Road Gainesville, GA 30507
Phone: 404-384-6571
Email: katmarielenhardt@outlook.com
132458
3/13, 3/20, 3/27, 4/3

Public Hearings

LEGAL NOTICE
Atlanta Gas Light Company ("AGL") filed its 2025-2034 Integrated Capacity and Delivery Plan with the Georgia Public Service Commission ("Commission") on February 1, 2024, in Docket No. 43820. A copy of the Petition is on file with the Commission.
The Commission will hold public hearings on Tuesday, June 11, 2024, and Wednesday, June 12, 2024, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence.
In accordance with O.C.G.A. § 46-2-59(c) and Commission Utility Rule 515-2-1-.06, persons wishing to intervene must file a petition to intervene with the Commission within thirty (30) days of the first publication of this notice. Petitions to intervene shall be filed at the office of the Executive Secretary, Georgia Public Service Commission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701, and copies shall be served on AGL and other parties that have petitioned to intervene.
If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director's Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only).
This notice is published at the direction of the Georgia Public Service Commission.
Elizabeth Wade, Esq.
Chief Counsel, Regulatory Affairs
Atlanta Gas Light Company
132776 3/20

NOTICE is hereby given that the **Hall County Board of Commissioners** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on **Tuesday, April 23, 2024** to consider the following:
1.0 McKinzey Lane | Use Subject to County Commission Approval | 17.50.040.K Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinzey Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | **Proposed Use: 6-lot subdivision** | ** Commission District 2 | **Garry L. English, applicant**
2. 2860 Atlanta Highway | Amend Conditions | on a 3.52± acre tract located on the west side of Atlanta Highway, approximately 170 feet from its intersection with Thurmon Tanner Parkway | Zoned S-S (GCOD); Tax Parcel 08027 000010 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
3. 2852 Atlanta Highway | Rezone | from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
4. 8545 Belton Bridge Road | Amend Conditions | on an 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**
5. (A) 2696 Cleveland Highway | Rezone | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
(B) 2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
6. 4899 Browns Bridge Road | Rezone | from Agricultural Residential (AR-III) to Highway Business (H-B) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | **Proposed Use: Office/warehouse buildings** | ** Commission District 2 | **Advantage Investment Properties, applicant**
7. Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission. ** | Hall County Planning Staff, applicant.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
132823 3/20

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, April 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 **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-001-002A
Request: Sewer for an existing single-family home and detached guest house
2) Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC**) to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-007-003-034
Request: Sewer for an existing office building
3) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 00-063-006-005,006;06-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018
Request: Existing uses
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})
132806 3/20

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, April 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 **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 **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community
3) Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).
Ward Number: Five
Tax Parcel Number(s): 15-035-000-015
Request: Data mining facility
4) Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE**) from Neighborhood Business (N-B) to Residential-I (R-I).
Ward Number: One
Tax Parcel Number(s): 01-097-001-024
Request: Single-family home
5) Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 01-132-005-015
Request: Special event center
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})
132807 3/20

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, March 12, 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 Tuesday, April 9, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 1st day of February, 2024.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amy L. Barfield and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: RA-200
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.
131230 2/14, 21, 28, 3/6, 13, 20, 27

PUBLIC NOTICE
The Braselton Mayor and Council will hold a Public Hearing on Monday, April 8, 2024, at 4:30 p.m. on the following items:
Adoption of the new Town of Braselton Development Code
Amendment to the Town of Braselton Development Code
Amendment to Section 8.1 – Use by District Tables
The intent is to amend this section to enact a new Use by District Table in its entirety.
Amendment to Section 3.1 – Definitions
COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/planning_commission.php
FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net
*ALL BRASELTON PLANNING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517
132777 3/20

STATE OF GEORGIA
HALL COUNTY
NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED that on the 2nd day of April, 2024 at 9:00 a.m., at the Hall County Courthouse in Gainesville, Georgia, the presiding Judge of the Superior Court of Hall County, Georgia, will hear the case of State of Georgia v. Housing Authority of the City of Gainesville, Georgia and Harrison Village Phase I, LP, Civil Action File Number 2024CV000423, the same being a proceeding to confirm and validate its Multifamily Note (Governmental) (Harrison Village Apartments) (the "Governmental Note"), issued in an aggregate principal amount not to exceed Twenty-Eight Million Dollars ($28,000,000) and the security for such Governmental Note. The proceeds of the Governmental Note are being lent by the Housing Authority of the City of Gainesville, Georgia (the "Issuer") to Harrison Village Phase I, LP, a Georgia limited partnership (the "Owner"), in order to (i) pay all or a portion of the costs of acquisition, construction, renovation, and equipping of an existing affordable multifamily housing facility to be known as Harrison Village Apartments, containing approximately one hundred twenty (120) units (the "Project"); (ii) fund certain reserves; and (iii) pay the costs of issuance of the Governmental Note. The Issuer will lend the proceeds of the Governmental Note to the Owner pursuant to a Project Loan Agreement dated as of April 1, 2024, or such other date as agreed by the parties (the "Project Loan Agreement"), among the Issuer, The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"), and the Owner, which obligates the Owner to pay to the Issuer such loan payments at such times and in such amounts as will be sufficient to pay the principal of, premium (if any), and interest on the Governmental Note, as and when the same become due. To secure its obligation to pay the principal of, premium (if any), and interest on the Governmental Note, the Issuer will assign and pledge to the Initial Funding Lender, and grant a security interest in, all of its right, title, and interest (except for the Unassigned Rights, as defined in the Funding Loan Agreement, as hereinafter defined) in the Project Loan Agreement, and all revenues, payments, receipts, and monies to be received and held thereunder, all pursuant to the Funding Loan Agreement dated as of April 1, 2024, or such other date as agreed to by the parties (the "Funding Loan Agreement"), among the Issuer, Fiscal Agent, and JPMorgan Chase Bank, N.A., as Initial Funding Lender (the "Initial Funding Lender"). The Project being financed with the proceeds of the Governmental Note is located within the corporate limits of Hall County, Georgia. In said proceeding, the Court will also pass upon the validity of the Act and upon the validity of the Governmental Note, Project Loan Agreement, Funding Loan Agreement, Security Instrument, and Land Use Restriction Agreement and certain related matters and documents. Any citizen of the State of Georgia residing in Hall County, Georgia, or any other person wherever residing who has a right to object, may intervene and may become a party to this proceeding.
THE ISSUER WILL NOT CONDUCT ANY "PERFORMANCE AUDIT" OR "PERFORMANCE REVIEW" WITH RESPECT TO THE GOVERNMENTAL NOTE AS SUCH TERMS ARE DESCRIBED IN O.C.G.A. § 36-82-100.
This 11th day of March, 2024.
CHARLES BAKER, Clerk
Superior Court of Hall County, Georgia
132782 3/20, 3/27

Public Sales/Auctions

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, 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 30501, 4/4/2024 12:00pm
Isela Perez
1048
Queen bed, box spring, tv stand, coffee table, recliner, chair, stool, and 10 boxes.
Noe Leon
1220
Beds, sofas, tvs, and dinner table.
Jolonda Forrester
1452
Household goods
Randall Pruitt
2212
Household goods.
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 property.
132374 3/20, 3/27

LEGAL NOTICE OF PUBLIC SALE: Pursuant to GA Self-Storage Facility Act & to satisfy Owner's lien Storage Depot of Gainesville GA (770)536-0019 will conduct a public auction of the contents of storage units described below to be purchased AS-IS. TERMS listed on auction website. See and bid on all units 24/7 ending on MARCH 29, 2024 @ www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property. GA1 - 319 Linwood Dr - Gainesville, GA 30501: A0708 Ka☒e Wilbanks: misc. items. GA2 - 879 SW Airport Dr, Gainesville, GA 30501: 326 Nathaniel Sims: furniture, misc. items. GA3 - 635 Industrial Blvd - Gainesville, GA 30501: 173 Ramiro Cortez: misc. items; 172 Chadwick Hopkins: misc. items; 186 Ruben Sanchez: misc. items.
132558 3/13, 3/20

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 April 11, 2024 at approx. 1:30 PM at [www.storagetreasures.com]: Cube #423 Lisa Hernandez.
132364 3/20, 3/27

Probate Notices

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Benjamin Parks, FORMER MINOR.
Date of Publication, if any: March 20 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 0:00 a.m. Mav6 2024 said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/DEPUTY CLERK
116 Spring Street SE
Gainesville, GA 30501
Address
770.531-6924
Telephone Number
132025 3/20

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
David Gene Caldwell, DECEASED
ESTATE NO. E - 22 - 275
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: whom it may concern:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. April 1, 2024.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street
First Floor Gainesville,

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant ..... HadjPadj Technologies, LLC
Property Owner ..... C & J 861, LLC
Location ..... 1176 Palmour Drive, SW
Request ..... Special Use within General Business (G-B)
Total Acres ..... 1.37± acres
Ward ..... Five
Proposed Use ..... Data mining facility
Planning Division Staff Recommendation ..... **Denial**
Planning & Appeals Board Recommendation ..... **Approval, with conditions**
Date ..... February 13, 2024

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

The request is for a special use within Heavy Industrial (H-I) zoning to allow a data mining facility. Specifically, the data mining facility is a high-powered computing server center that searches and analyzes a large batch of raw data in order to identify patterns and extract useful information for companies to learn more about their customers and to develop more effective marketing strategies, increase sales and decrease costs.

The proposed development includes two small data center structures and a single access driveway from Palmour Drive. The data mining facility will operate 24 hours a day and 7 days a week and will produce noise from fans/blowers that cool the servers. The applicant states the noise level drops to a conversation level of (65 dB) values after 100 feet of distance. The property is currently undeveloped and is located within the Gainesville Industrial Park South and within the Airport Overlay Zone.

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

Location	Use	Zoning
North	Lee Gilmer Memorial airport	Heavy Industrial (H-I) -Gainesville
South	LaserCraft Technologies Inc	Heavy Industrial (H-I) -Gainesville
East	Ace Hardware Distribution Center	Heavy Industrial (H-I) -Gainesville
West	Shasta Beverages Inc	Heavy Industrial (H-I) -Gainesville

- ***Other Departmental Comments***

According to Kate Mattison, Director of Gainesville Parks & Recreation, significant investment is being made in this area for the new trail system that has been years in the making and will be complete within a couple of years. Noise pollution is a concern and would be detrimental to the trail. Not just from an aesthetic aspect, but from a safety aspect as well. The location is right at the edge of the wooded area where having all your senses about you is very important. A park

user may not be able to hear a threat coming as they wouldn't be aware of their surroundings. It makes me uneasy. Overall, I just don't feel like it's a good fit for the site and location.

- ***Zoning History***

The following zoning actions have taken place in the immediate area during the last ten years:
2023 – A request by the City of Gainesville to annex a 1.866± acres tract with a zoning of Heavy Industrial (H-I) located at 1200 and 1204 Marler Street was approved for Water Resources water/sewer services.

2023- A request by the Rochester and Associates, LLC to annex 3.674± acres tract located at 1010 Aviation Boulevard, with Heavy Industrial (H-I) zoning for an expansion of poultry freezer and processing was approved with conditions.

2021- A request by the Koch Foods of Gainesville, LLC to annex 0.572± acre tract located at 950 and 966 Industrial Boulevard, SW, with Heavy Industrial (H-I) zoning and to rezone a 0.55± acre tract located at 911, 913 and 919 Davis Street, SW from Residential-II (R-II) to Heavy Industrial (H-I) for a poultry processing plant expansion was approved with conditions.

2020- A request by the City of Gainesville to rezone 39.0± acres consisting of 25 properties located within Midtown Gainesville from Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B), Residential-II (R-II) to Office and Institutional (O-I) for existing uses was approved.

2020- A request by Davis Pine, LLC to rezone a 0.47± acre tract located at 890, 892 and 898 Wills Street, SW from General Business (G-B) to Residential-II (R-II) for seven multi-family apartments was approved with conditions.

2020- A request by the Gainesville Non-Profit Development Foundation to rezone a 1.07± acres tract located at 623, 635, 641 and 645 Davis Street, SW from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) for four single-family homes was approved with conditions

- ***Staff Analysis***

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

The property is currently undeveloped and is located within Gainesville Industrial Park South and within the Airport Overlay Zone. Adjacent uses include Poly Enterprises manufacturing, Ace Hardware distribution center and Lee Gilmer Memorial Airport. The surrounding properties are zoned Heavy Industrial (H-I). A segment of the Highlands to Islands multi-use trail will soon be located adjacent to the property on the north side of Palmour Drive.

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

The subject property is located directly adjacent to a future segment of the Highlands to Islands multi-use trail network along the northside of Palmour Drive. Construction of this segment of the trail is anticipated to begin during the fall/winter of 2024. According to the applicant's narrative, the noise from the servers can be loud at times when the fans cooling the processing chips have to work at a higher frequency during the summer months in Georgia. The cooling system typically runs 24 hours a day and 7 days a week due to the computer servers operating all the time. While the applicant states the noise decibel levels drop below conversation level (65 dB) values after 100 feet distance, the noise generated by the data mining center will be constant as opposed to the intermittent noise created by the airport and other nearby uses.

Additionally, the Industrial Park South covenants when created stated that no lot or any portion of the property shall be used so as to cause a nuisance such as sound, smoke, fumes, odors, dust or other hazards. Although this covenant has expired, development within the park was designed with this restriction in mind. Therefore, it is staff belief that any future uses should function in a manner that is respectful to nearby businesses.

The mitigation of the noise has not been clearly determined by the applicant and it is unknown how far reaching the impacts may be on nearby properties and the community as a whole. Therefore, staff is recommending denial of this special use request.

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

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways character area*. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources, and environmental sustainability. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

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

According the Gainesville Unified Land Development Code, the Heavy Industrial (H-I) District is intended for the location of primarily light and heavy manufacturing uses with *limited* restrictions on off-site impacts such as noxious odors, dust, fumes, gas, noise, and vibration. Some permitted or special uses may be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Special uses in this district include those uses known to create a severe safety hazard or to be major producers of air pollution, thus being subject to state and/or federal environmental controls.

(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 #1 off of Queen City Parkway is located approximately 1.95 miles away. The applicant does not anticipate there will be impacts to traffic given that the use does not require on going staff to operate and customers are unlikely to visit the location in person. The proposed use is nonresidential and will have no impacts to the 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?

As previously stated, the surrounding area is heavy industrial and there is a large public investment being made into this area. Future industrial uses and public investment were both anticipated by the Comprehensive Plan. However, the proposed use appears to create noises and disturbances that are not 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 nature of the proposed use and potential sound disturbance, staff feels the proposal does not reflect or promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of the property.

- ***Staff Recommendation***

The Planning Division staff is recommending **denial** of the proposed special use request within **Heavy Industrial (H-I) zoning**, based on the Comprehensive Plan and the potential negative impacts to nearby properties and the Highlands to Islands multi-use trail.

Excerpts from the March 12, 2024 PAB Meeting Minutes

Applicant Presentation: Viral Chhadua, 2313 Crystal Court, apologized for being hostile to the staff and misunderstood what he was supposed to accomplish at the last meeting. He stated they had revised the concept plan to address noise concerns, the future plan for the trail being 100-feet to 120-feet and added buffer with the data huts perpendicular, he believes anyone walking the trail will only hear a hum.

FAVOR: None

OPPOSE: None

Board Member Comments: Vice-Chair Thompson asked the approximate height of the huts and the applicant replied eight and a half feet.

Chairman Carter reminded the Board of the proposed conditions that had been provided by Mr. Tate if there was a consideration for approval.

There was a motion to recommend conditional approval of the special use request for a data mining facility having a zoning of Heavy Industrial (H-I) with the following conditions:

Conditions

1. **The subject property shall be limited to the two 10' x 18' data center huts as shown on the revised site/landscape plan and shall be oriented in the same manner.**
2. **The proposed data huts shall be sufficiently screened with existing and new vegetation and trees as depicted on the site/landscape plan, subject to the approval of the Community and Economic Development Director.**
3. **All new fencing shall be chain-link coated with black color vinyl.**

4. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.**

   Motion made by Board Member Young
   Motion seconded by Board Member Simmons
   Vote – 5 favor, 1 absent (Martin), 1 vacant

RESOLUTION ZR-2024-___

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

WHEREAS, under **Chapter 9-6-7 H-I Heavy Industrial District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-7-2 Permitted and Special Uses** allows a *data mining facility* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **HadjPadj Technologies, LLC** to allow *a data mining facility* within a Heavy Industrial (H-I) zoning district identified as follows:

15-035-000-015
1176 Palmour Drive, SW
Ward Five

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 **March 12, 2024.**

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 subject property shall be limited to the two 10' x 18' data center huts as shown on the revised site/landscape plan and shall be oriented in the same manner.**
2. **The proposed data huts shall be sufficiently screened with existing and new vegetation and trees as depicted on the site/landscape plan, subject to the approval of the Community and Economic Development Director.**
3. **All new fencing shall be chain-link coated with black color vinyl.**
4. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.**

Adopted this _____ day of _____, 2024.

_____

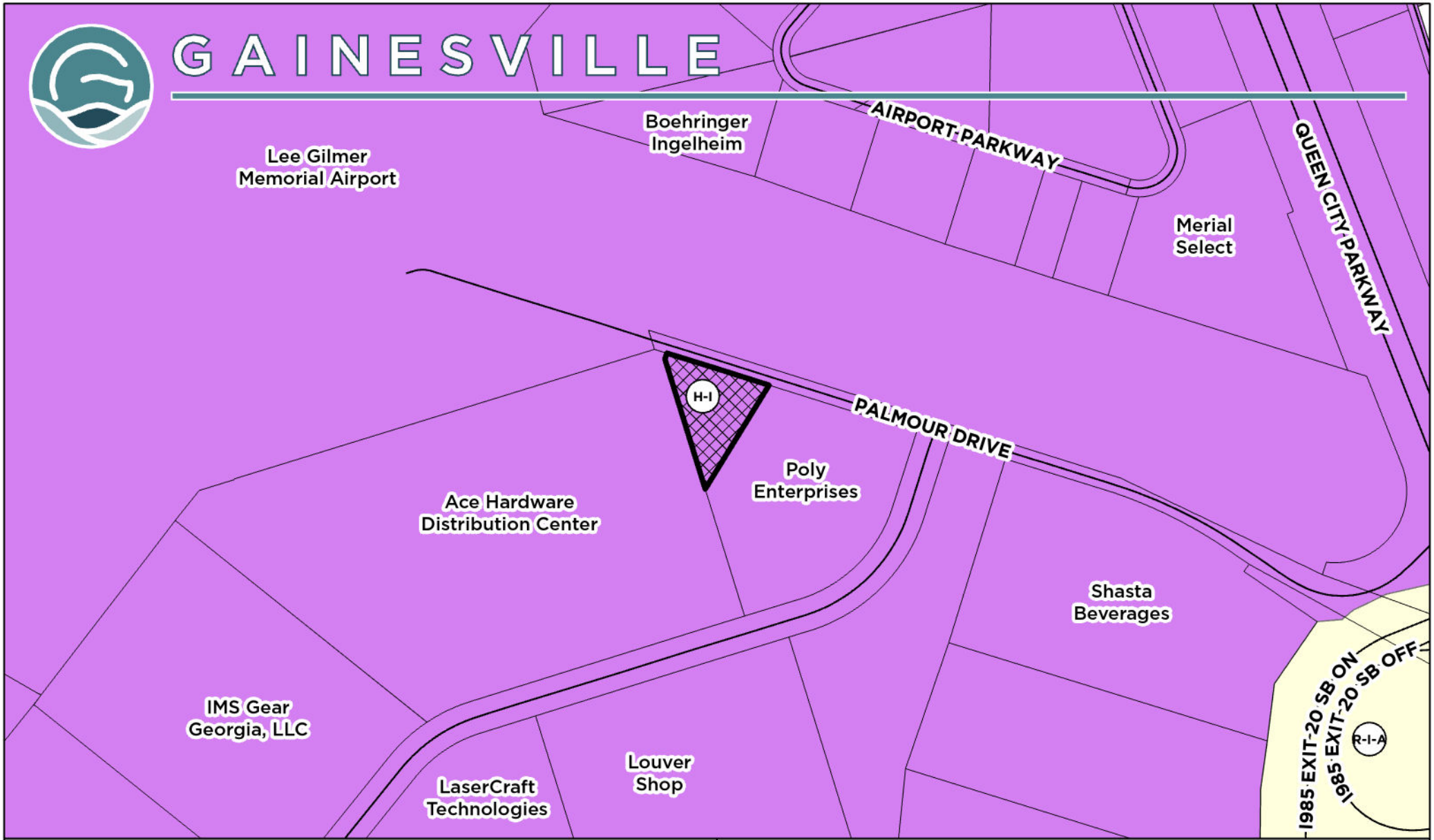
W. Samuel Couvillon, Mayor

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:

HADJPADJ TECHNOLOGIES, LLC

SPECIAL USE REQUEST

Request:

Special use request on +/- 1.37 AC within Heavy Industrial (H-I) zoning to allow a data mining facility.

Subject Property Address:
1176 Palmour Drive, SW

Tax Parcel:
15-035-000-015

Subject Property

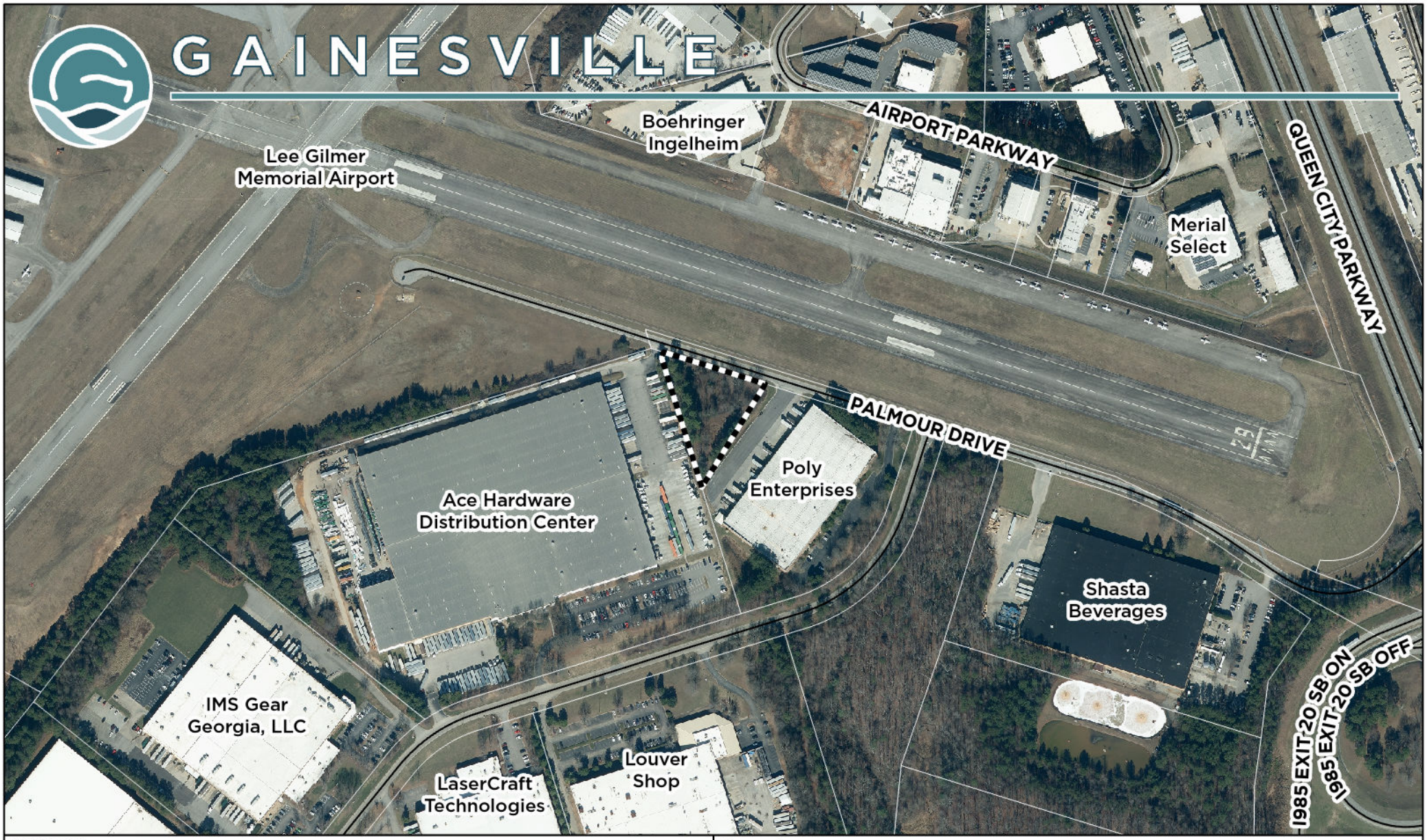
Meeting Date: 3/12/2024

Map Prepared: 2/14/2024

0 200 400 600 800 Feet

Scale: 1" = 400'

N W E S



Applicant:

HADJPADJ TECHNOLOGIES, LLC

SPECIAL USE REQUEST

Request:

Special use request on +/- 1.37 AC within Heavy Industrial (H-I) zoning to allow a data mining facility.

Subject Property Address:
1176 Palmour Drive, SW

Tax Parcel:
15-035-000-015

Subject Property

Aerial from 2023

Meeting Date: 3/12/2024

Map Prepared: 2/14/2024

0 200 400 600 800 Feet

Scale: 1" = 400'

N W E S

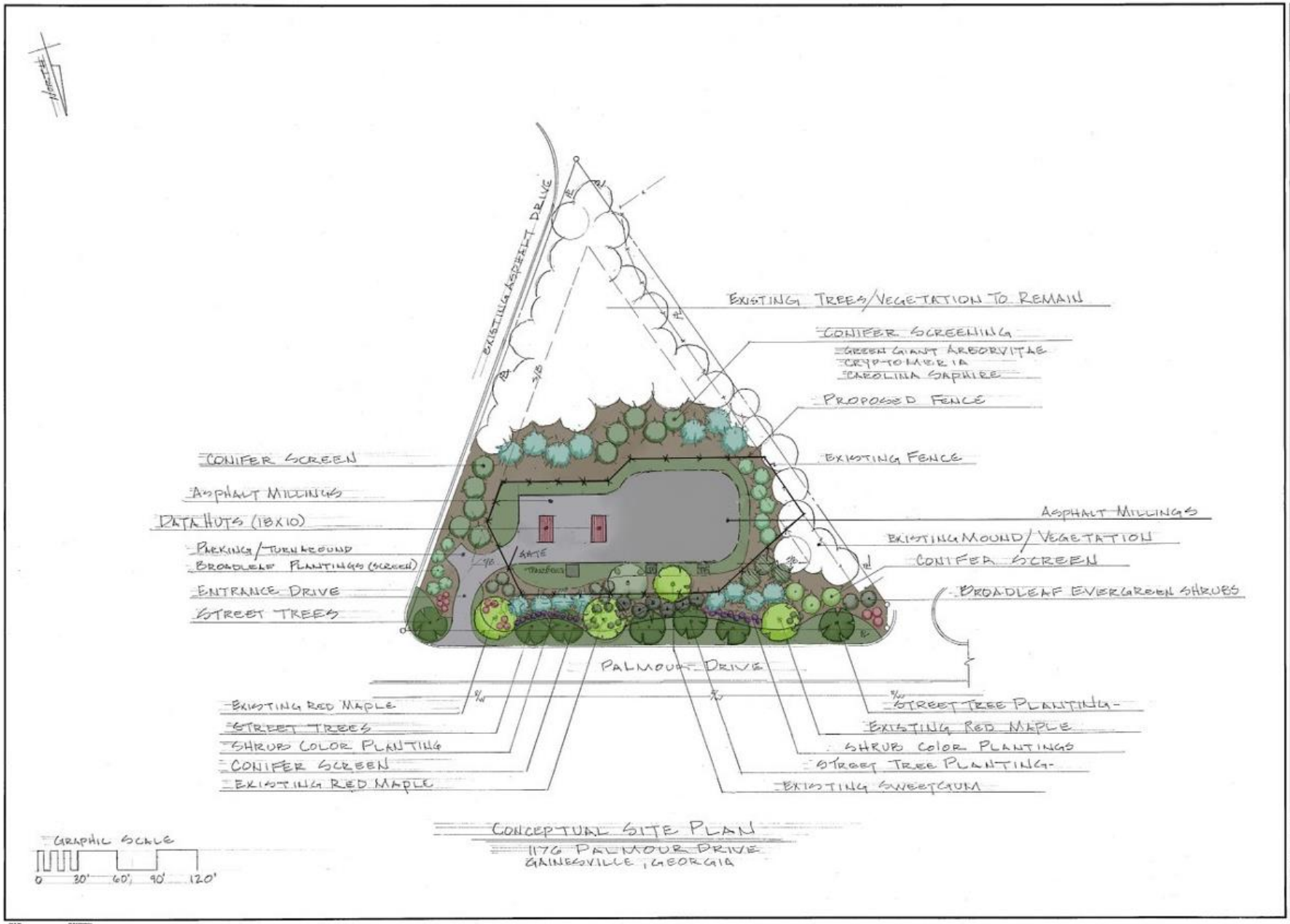
Viral Chhadua
2313 Crystal Ct
Gainesville, GA 30506
info@hadjpadj.tech
678-622-3112

City of Gainesville Planning & Zoning

HadjPadj Technologies LLC is proposing to use the 1.3 acre lot located at 1176 Palmour Drive in Gainesville's Industrial park for a HPC (High Powered Computing) Server Center. The lot is currently zoned H-I and is being unused. HadjPadj Technologies with the help of local electrical contractors will set up the necessary electrical equipment to power these HPC Servers. This will require minimal land disturbance as we only need about 3000-5000 sqft of space to operate. The traffic will be minimal outside of the initial setup and configuration of the servers.

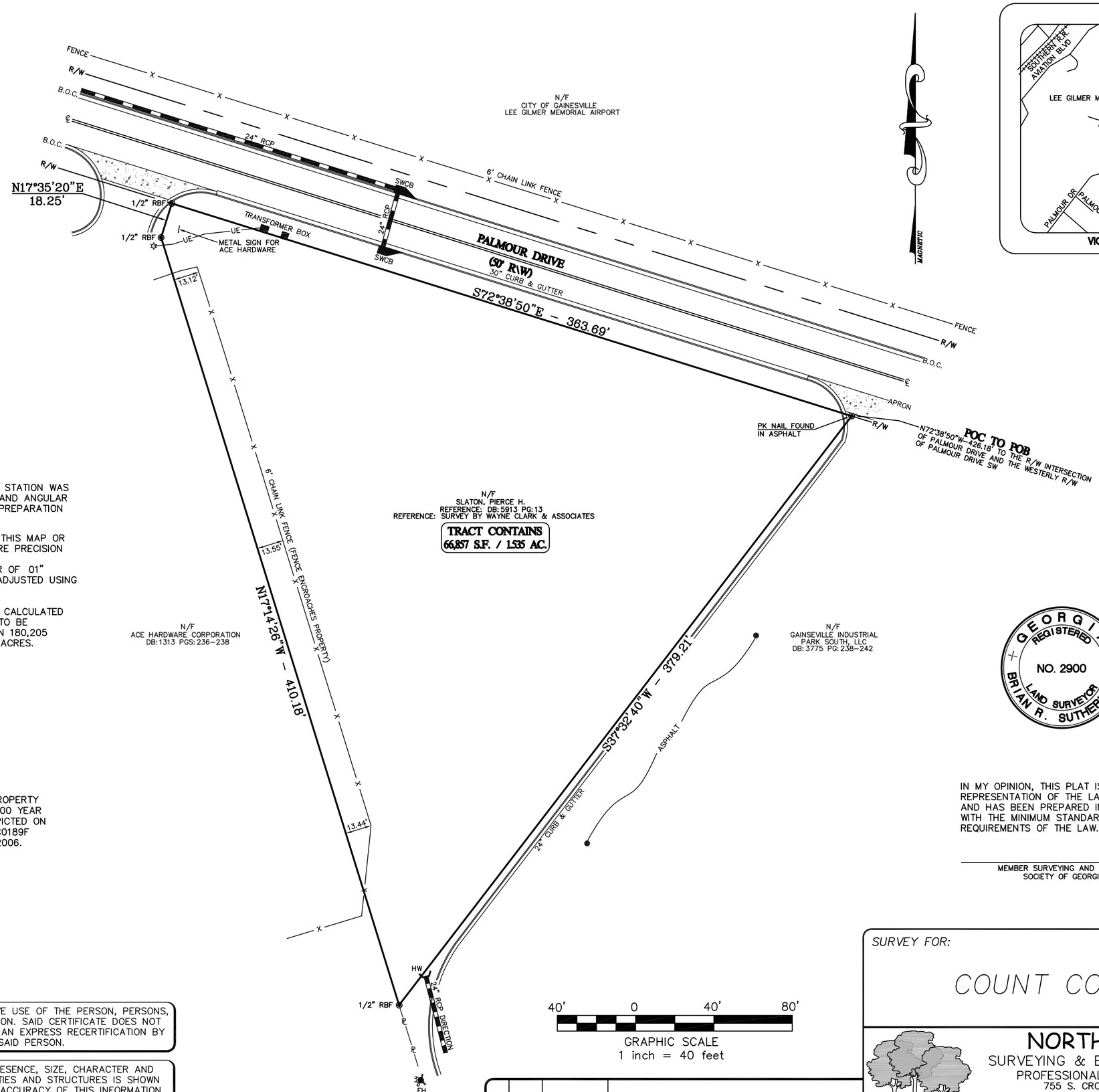
The noise from these servers can be loud at times when the fans cooling the processing chips tends to have to work at a higher frequency during the summer months in Georgia. However, these noise levels drop down below conversation level (65 dB) values after 100 feet distance. There are several other ways for us to mitigate any noise issues that may arise, however, we have chosen this site specifically due to its distance from any residential area, and the surrounding sites being industrial warehouses and the Gainesville airport.

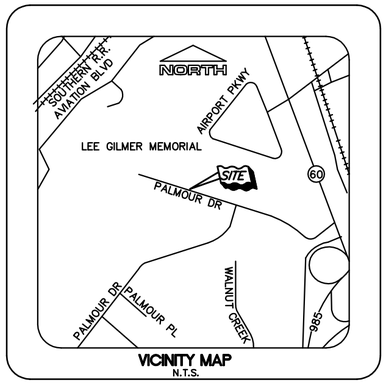
-Viral Chhadua
678-622-3112


NORTH
EXISTING ASPHALT DRIVE
EXISTING TREES/VEGETATION TO REMAIN
CONIFER SCREENING
GREEN GIANT ARBORVITAE
CRYPTOMERIA
CAROLINA SAPHIRE
PROPOSED FENCE
EXISTING FENCE
CONIFER SCREEN
ASPHALT MILLINGS
DATA HUTS (18X10)
PARKING/TURNAROUND
BROADLEAF PLANTINGS (SCREEN)
ENTRANCE DRIVE
STREET TREES
GATE
ASPHALT MILLINGS
EXISTING MOUND/VEGETATION
CONIFER SCREEN
BROADLEAF EVERGREEN SHRUBS
PALMOUR DRIVE
EXISTING RED MAPLE
STREET TREES
SHRUB COLOR PLANTING
CONIFER SCREEN
EXISTING RED MAPLE
STREET TREE PLANTING
EXISTING RED MAPLE
SHRUB COLOR PLANTINGS
STREET TREE PLANTING
EXISTING SWEETGUM
GRAPHIC SCALE
0 30' 60' 90' 120'
CONCEPTUAL SITE PLAN
1176 PALMOUR DRIVE
GAINESVILLE, GEORGIA
REVISIONS
BY
J. DALTSFEN
LANDSCAPE ARCHITECT
2416 NORCROSS STREET
GAINESVILLE, GA. 30501
770 532-8202
CONCEPTUAL SITE PLAN
VIRAL CHANDUK - SPECIAL USE PERMIT
CITY OF GAINESVILLE
GAINESVILLE-HALL COUNTY
Date 2-22-24
Scale 1" = 30'-0"
Drawn JDS
Job
Sheet
Of Sheets

LEGEND

NTS = NOT TO SCALE
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
LLL = LAND LOT LINE
P.L. = PROPERTY LINE
C.L. = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
MH = MANHOLE
= CATCH BASIN
JB = JUNCTION BOX
HW = HEADWALL
DI = DROP INLET
PP = POWER/UTILITY POLE
FH = FIRE HYDRANT
IE = INVERT ELEVATION
FFE = FIRST FLOOR ELEVATION
BFE = BASEMENT FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION
UTP = UNDERGROUND TELE. PED.
—S— = SANITARY SEWER LINE/PIPE
= STORM SEWER LINE/PIPE
-x-x-x- = FENCE LINE
N/F = NOW OR FORMERLY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT





VICINITY MAP
N.T.S.

A LEICA TCRP 1205 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 +10,000 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 180,205 FEET AND CONTAINS 1.535 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13139C0189F DATED SEPTEMBER 29, 2006.

GEORGIA REGISTERED NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

40' 0 40' 80'
GRAPHIC SCALE
1 inch = 40 feet

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

No.	By	Date	Revision

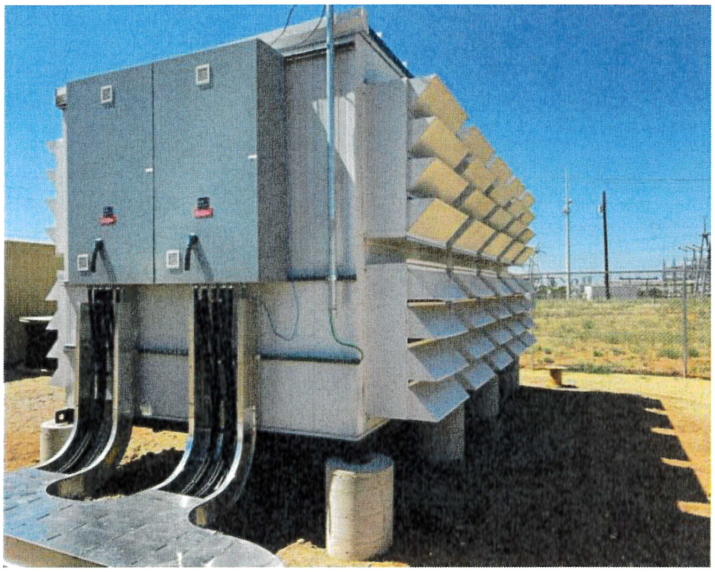
ACAD FILE: *Airport Boundary\07035.dwg*

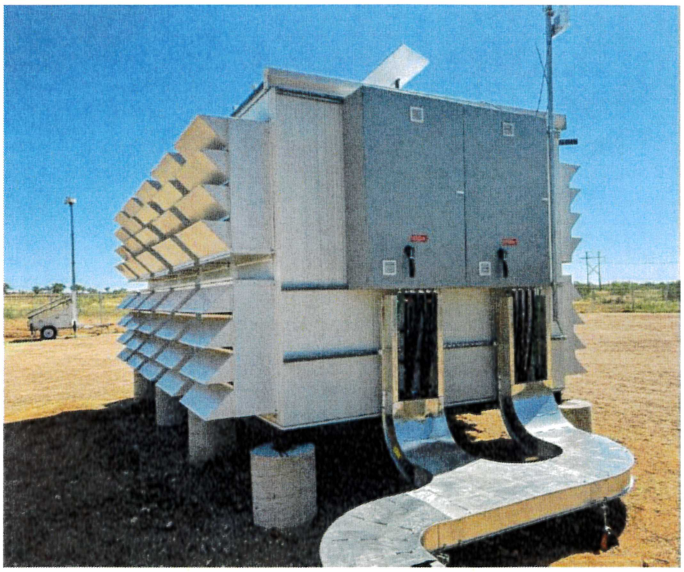
SURVEY FOR:

COUNT COOLEY

NORTHWOODS
SURVEYING & ENGINEERING, INC.
PROFESSIONAL LAND SERVICES
755 S. CROSSLANE ROAD
MONROE, GA. 30656
(404) 925-4219 FAX (770) 967-2989

Date: *4/25/07* District: *GAINESVILLE G.M.D. 411*
County: *HALL COUNTY, CITY OF GAINESVILLE* Scale: *1"=40'*
Project: *07035* Drawn By: *RWB*
Sheet No. *1 OF 1*





HadjPadj Technologies, LLC Conditions

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CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	March 19, 2024
Date Submitted:	March 29, 2024
Final Approval Date:	April 9, 2024
Presenter:	Abb Hayes, City Attorney
Item of Business:	**Public Hearing Item: April 16, 2024, Council Meeting** Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE)** from Neighborhood Business (N-B) to Residential-I (R-I). **Ward Number: One**. Tax Parcel Number(s): 01-097-001-024. **Request: Single-family home**.
Meeting Date:	April 11, 2024

Purpose of Request:
To provide an overview of the following zoning request as presented at the March 12, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:
The applicant is proposing to rezone the subject property in order to construct a single-family home. The property previously contained a single-family home ten years ago that was demolished due to fire damage. The proposed ranch-style home is 1,878 square feet in size, of which 1,382 square feet will be heated. The home will have 3 bedrooms, 2 bathrooms and a two-car garage. The property has an existing private septic system that has been inspected and will be reused for the proposed home. Adjacent uses include single-family homes, United Community Bank and Primrose School of Gainesville.

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

SAMPLE MOTIONS:

Approval of Ordinance 2024- :
I move to approve the ordinance to rezone the subject property from Neighborhood Business (N-B) to Residential-I (R-I) with one condition 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. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance
4. Location maps
5. Narrative
6. Plat
7. Concept plan
8. Elevations

4295
131769
2/28, 3/6, 13, 20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Chanage of Kayla Marie Reed, Petitioner.
Civil Action Case Number: 2024CV000313KFG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Kayla Marie Reed filed a petition in the Superior Court of Hall County on February 21st, 2024, to change name from: Kayla Marie Reed to Kayla Marie Steele. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 02/21/224
Kayla Marie Reed
Petitioner, Pro se
Name: Kayla Marie Reed
Address: 3934 Walnut Grove Way
Email: kaylaolivia.2023@gmail.com
Phone (day): 770-940-3627
131974
2/28, 3/7, 3/13, 3/20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Luke Joseph Lenhardt Ousley
Kathleen Maire Korab Lenhardt Petitioner,
v.
Stephen Joseph Ousley
Respondent.
Civil Action File No: 2024CV000386LHB
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on March 5, 2024, to change the name of the following minor child(ren):
From:
Luke Joseph Lenhardt Ousley
Proposed New Name:
Luke Ousley Lenhardt
Any interested 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: 3-5-2024
Kathleen Lenhardt
Petitioner Pro se
Name: Kathleen Maire Korab Lenhardt
Address: 5519 Tanners Ridge Road Gainesville, GA 30507
Phone: 404-384-6571
Email: katmarielenhardt@outlook.com
132458
3/13, 3/20, 3/27, 4/3

Public Hearings

LEGAL NOTICE
Atlanta Gas Light Company ("AGL") filed its 2025-2034 Integrated Capacity and Delivery Plan with the Georgia Public Service Commission ("Commission") on February 1, 2024, in Docket No. 43820. A copy of the Petition is on file with the Commission.
The Commission will hold public hearings on Tuesday, June 11, 2024, and Wednesday, June 12, 2024, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence.
In accordance with O.C.G.A. § 46-2-59(c) and Commission Utility Rule 515-2-1-.06, persons wishing to intervene must file a petition to intervene with the Commission within thirty (30) days of the first publication of this notice. Petitions to intervene shall be filed at the office of the Executive Secretary, Georgia Public Service Commission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701, and copies shall be served on AGL and other parties that have petitioned to intervene.
If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director's Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only).
This notice is published at the direction of the Georgia Public Service Commission.
Elizabeth Wade, Esq.
Chief Counsel, Regulatory Affairs
Atlanta Gas Light Company
132776 3/20

NOTICE is hereby given that the **Hall County Board of Commissioners** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on **Tuesday, April 23, 2024** to consider the following:
1.0 McKinzey Lane | Use Subject to County Commission Approval | 17.50.040.K Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinzey Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | **Proposed Use: 6-lot subdivision** | ** Commission District 2 | **Garry L. English, applicant**
2. 2860 Atlanta Highway | Amend Conditions | on a 3.52± acre tract located on the west side of Atlanta Highway, approximately 170 feet from its intersection with Thurmon Tanner Parkway | Zoned S-S (GCOD); Tax Parcel 08027 000010 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
3. 2852 Atlanta Highway | Rezone | from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
4. 8545 Belton Bridge Road | Amend Conditions | on an 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**
5. (A) 2696 Cleveland Highway | Rezone | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
(B) 2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
6. 4899 Browns Bridge Road | Rezone | from Agricultural Residential (AR-III) to Highway Business (H-B) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | **Proposed Use: Office/warehouse buildings** | ** Commission District 2 | **Advantage Investment Properties, applicant**
7. Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission. ** | Hall County Planning Staff, applicant.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
132823 3/20

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, April 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 **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-001-002A
Request: Sewer for an existing single-family home and detached guest house
2) Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC**) to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-007-003-034
Request: Sewer for an existing office building
3) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 00-063-006-005,006;06-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018
Request: Existing uses
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})
132806 3/20

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, April 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 **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 **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community
3) Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).
Ward Number: Five
Tax Parcel Number(s): 15-035-000-015
Request: Data mining facility
4) Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE**) from Neighborhood Business (N-B) to Residential-I (R-I).
Ward Number: One
Tax Parcel Number(s): 01-097-001-024
Request: Single-family home
5) Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 01-132-005-015
Request: Special event center
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})
132807 3/20

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, March 12, 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 Tuesday, April 9, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 1st day of February, 2024.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amy L. Barfield and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: RA-200
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.
131230 2/14, 21, 28, 3/6, 13, 20, 27

PUBLIC NOTICE
The Braselton Mayor and Council will hold a Public Hearing on Monday, April 8, 2024, at 4:30 p.m. on the following items:
Adoption of the new Town of Braselton Development Code
Amendment to the Town of Braselton Development Code
Amendment to Section 8.1 – Use by District Tables
The intent is to amend this section to enact a new Use by District Table in its entirety.
Amendment to Section 3.1 – Definitions
COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/planning_commission.php
FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net
*ALL BRASELTON PLANNING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517
132777 3/20

STATE OF GEORGIA
HALL COUNTY
NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED that on the 2nd day of April, 2024 at 9:00 a.m., at the Hall County Courthouse in Gainesville, Georgia, the presiding Judge of the Superior Court of Hall County, Georgia, will hear the case of State of Georgia v. Housing Authority of the City of Gainesville, Georgia and Harrison Village Phase I, LP, Civil Action File Number 2024CV000423, the same being a proceeding to confirm and validate its Multifamily Note (Governmental) (Harrison Village Apartments) (the "Governmental Note"), issued in an aggregate principal amount not to exceed Twenty-Eight Million Dollars ($28,000,000) and the security for such Governmental Note. The proceeds of the Governmental Note are being lent by the Housing Authority of the City of Gainesville, Georgia (the "Issuer") to Harrison Village Phase I, LP, a Georgia limited partnership (the "Owner"), in order to (i) pay all or a portion of the costs of acquisition, construction, renovation, and equipping of an existing affordable multifamily housing facility to be known as Harrison Village Apartments, containing approximately one hundred twenty (120) units (the "Project"); (ii) fund certain reserves; and (iii) pay the costs of issuance of the Governmental Note. The Issuer will lend the proceeds of the Governmental Note to the Owner pursuant to a Project Loan Agreement dated as of April 1, 2024, or such other date as agreed by the parties (the "Project Loan Agreement"), among the Issuer, The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"), and the Owner, which obligates the Owner to pay to the Issuer such loan payments at such times and in such amounts as will be sufficient to pay the principal of, premium (if any), and interest on the Governmental Note, as and when the same become due. To secure its obligation to pay the principal of, premium (if any), and interest on the Governmental Note, the Issuer will assign and pledge to the Initial Funding Lender, and grant a security interest in, all of its right, title, and interest (except for the Unassigned Rights, as defined in the Funding Loan Agreement, as hereinafter defined) in the Project Loan Agreement, and all revenues, payments, receipts, and monies to be received and held thereunder, all pursuant to the Funding Loan Agreement dated as of April 1, 2024, or such other date as agreed to by the parties (the "Funding Loan Agreement"), among the Issuer, Fiscal Agent, and JPMorgan Chase Bank, N.A., as Initial Funding Lender (the "Initial Funding Lender"). The Project being financed with the proceeds of the Governmental Note is located within the corporate limits of Hall County, Georgia. In said proceeding, the Court will also pass upon the validity of the Act and upon the validity of the Governmental Note, Project Loan Agreement, Funding Loan Agreement, Security Instrument, and Land Use Restriction Agreement and certain related matters and documents. Any citizen of the State of Georgia residing in Hall County, Georgia, or any other person wherever residing who has a right to object, may intervene and may become a party to this proceeding.
THE ISSUER WILL NOT CONDUCT ANY "PERFORMANCE AUDIT" OR "PERFORMANCE REVIEW" WITH RESPECT TO THE GOVERNMENTAL NOTE AS SUCH TERMS ARE DESCRIBED IN O.C.G.A. § 36-82-100.
This 11th day of March, 2024.
CHARLES BAKER, Clerk
Superior Court of Hall County, Georgia
132782 3/20, 3/27

Public Sales/Auctions

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, 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 30501, 4/4/2024 12:00pm
Isela Perez
1048
Queen bed, box spring, tv stand, coffee table, recliner, chair, stool, and 10 boxes.
Noe Leon
1220
Beds, sofas, tvs, and dinner table.
Jolonda Forrester
1452
Household goods
Randall Pruitt
2212
Household goods.
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 property.
132374 3/20, 3/27

LEGAL NOTICE OF PUBLIC SALE: Pursuant to GA Self-Storage Facility Act & to satisfy Owner's lien Storage Depot of Gainesville GA (770)536-0019 will conduct a public auction of the contents of storage units described below to be purchased AS-IS. TERMS listed on auction website. See and bid on all units 24/7 ending on MARCH 29, 2024 @ www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property. GA1 - 319 Linwood Dr - Gainesville, GA 30501: A0708 Ka☒e Wilbanks: misc. items. GA2 - 879 SW Airport Dr, Gainesville, GA 30501: 326 Nathaniel Sims: furniture, misc. items. GA3 - 635 Industrial Blvd - Gainesville, GA 30501: 173 Ramiro Cortez: misc. items; 172 Chadwick Hopkins: misc. items; 186 Ruben Sanchez: misc. items.
132558 3/13, 3/20

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 April 11, 2024 at approx. 1:30 PM at [www.storagetreasures.com]: Cube #423 Lisa Hernandez.
132364 3/20, 3/27

Probate Notices

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Benjamin Parks, FORMER MINOR.
Date of Publication, if any: March 20 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 0:00 a.m. Mav6 2024 said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/DEPUTY CLERK
116 Spring Street SE
Gainesville, GA 30501
Address
770.531-6924
Telephone Number
132025 3/20

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
David Gene Caldwell, DECEASED
ESTATE NO. E - 22 - 275
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: whom it may concern:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. April 1, 2024.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street
First Floor Gainesville,

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant ..... Constantino Gutierrez
Property Owner ..... Constantino Real Estate, LLC
Location ..... 934 Etta Vesta Circle, NE
Request ..... Rezone to from N-B to R-I
Total Acres ..... 0.38± acre
Ward ..... One
Proposed Use ..... Single-family home
Planning Division Staff Recommendation ..... **Approval, with condition**
Planning & Appeals Board Recommendation ..... **Approval, with condition**
Date ..... March 12, 2024

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

The applicant is proposing to rezone the subject property in order to construct a single-family home that is intended to be for sale. The proposed ranch-style home is 1,878 square feet in size of which 1,382 square feet will be heated. The home will have 3 bedrooms and 2 bathrooms and a two car garage. The existing private septic system has been inspected and will be reused for the proposed home. The property previously contained a single-family home ten years ago that was demolished due to fire damage.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Single-family home	Planned Unit Development (P-U-D)
South	Primrose School of Gainesville; United Community Bank	Planned Unit Development (P-U-D)
East	Single-Family Home	Residential-I (R-I)
West	Single-family home	Neighborhood Business (N-B)

- ***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:

2023 – A request by Eric Owens for site plan approval on a 0.34± acre tract zoned Residential and Office (R-O) located at 1714 Thompson Bridge Road was conditionally approved for an office building.

2022 – A request by Easto Construction to amend a 4.847± acres tract zoned Planned Unit Development (P-U-D) located at 2702 High Visa Point, NE was withdrawn to the City Council meeting for 50 residential townhomes.

2019 – A request by the City of Gainesville to rezone a 0.5± acre tract from Residential-I (R-I) to Neighborhood Business (N-B) located at 1831 Thompson Bridge Road, NW was conditionally approved for an office.

- ***Staff Analysis***

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

The property is located within an established residential neighborhood with homes built in the 1950's, 60's and 70's. Nonresidential development occurred later along Thompson Bridge Road and nearby Sandridge Court. The proposed single-family home appears suitable with the adjacent single-family properties.

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

The proposed single-family home should not adversely affect the adjacent or nearby property and appears to be in scale with the surrounding properties. The proposal will reestablish a single-family home on the property that previously burned down.

(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 subject property within *Single-Family Residential* land use category. Single-Family Residential includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from four to six dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Lake District*. The main character area driver is the presence of Lake Lanier and its distinctive rolling landscape. New housing will be a major source of growth for the area and should feature a wide range of product, from townhouses to high-end single-family detached homes. The area should maintain and advance a residential focus on both sides of the Lake Lanier bridge, combining traditional neighborhood development (TND) walkability with the natural character of the Country Club. The character area can accommodate limited mixed-use and commercial growth, but it must be carefully planned to avoid suburban sprawl. Land uses allowed in the Lake District are Parks and recreation, single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office) and public and institutional uses.

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

The property was previously part of a larger rezoning request in 2007 for a commercial and office development that was never developed. Downzoning the property from N-B to R-I for a single-family home is logical given the subject property is no longer part of an assemblage and has historically remained residential.

(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 N-B zoning to R-I zoning should not substantially affect public facilities or services.

The property has an existing water meter and capacity is sufficient to serve the proposed development. The new home will utilize an existing private septic system as public sewer is not available. Gainesville Fire and Police Departments currently respond to adjacent and nearby

properties and Gainesville Fire Station #3 located off of Nancy Creek Road is approximately 2.2± miles from the subject property.

Additional traffic generated on Etta Vesta Circle and Thompson Bridge Road will be minimal.

The impact to the City School System should be minimal given school bus route currently serves the immediate area.

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

It is staff's opinion the residential use appears to be consistent with existing and expected uses of the Future Land Use and Character Area Maps. It is anticipated the interior lots fronting Etta Vesta Circle are anticipated to remain as single-family residential and future commercial growth may occur on lots fronting Thompson Bridge Road.

(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 proximity to other single-family residential properties, the proposed rezoning request with the recommended zoning condition 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 Plan and the adjacent residential land uses.

Condition

The proposed single-family home shall be generally consistent with the architectural elevation and floor plan submitted with the rezoning application, subject to the approval of the Community and Economic Development Director.

Excerpts from the March 12, 2024 PAB Meeting Minutes

Applicant Presentation: Jimmy Marqeuz, 2542 Paula Drive, stated the home will be similar to other homes with the original zoning of Residential-I that is consistent with the neighborhood.

FAVOR: Glyn Crowe, 6736 Shoal Creek Road, Clermont, stated he is pleased for the change in zoning to residential.

OPPOSE: None

There was a motion to recommend conditional approval to rezone the subject property for a single-family home from Neighborhood Business (N-B) to Residential-I (R-I) with the following condition:

Condition

The proposed single-family home shall be generally consistent with the architectural elevation and floor plan submitted with the zoning application, subject to the approval of the Community and Economic Development Director.

Motion made by Vice-Chair Thompson
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Martin), 1 vacant

Passed: _____

AN ORDINANCE

No. 2024-__

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.38± ACRE TRACT LOCATED ON THE SOUTH SIDE OF ETTA VESTA CIRCLE, EAST OF THOMPSON BRIDGE ROAD (A/K/A 934 ETTA VESTA CIRCLE, NE) FROM NEIGHBORHOOD BUSINESS (N-B) TO RESIDENTIAL-I (R-I); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

SECTION I

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

Legal Description

All that tract or parcel of land lying in or being in L.L. 144 9th District, Hall County, City of Gainesville, Georgia, and being more particularly described as follows:

BEGINNING AT A POINT 313.52' from the centerline intersection of Thompson Bridge Road and Etta Vesta Circle; THENCE North 54 degrees 57 minutes 11 seconds East for a distance of 102.00' feet TO A POINT; THENCE South 40 degrees 34 minutes 32 seconds East for a distance of 162.55' feet TO A POINT; THENCE South 51 degrees 36 minutes 39 seconds West for a distance of 107.07' feet TO A POINT; THENCE North 33 degrees 41 minutes 23 seconds West for a distance of 163.33' feet TO THE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.38 acres more or less.

SECTION II

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

SECTION III

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that

such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV

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

SECTION V

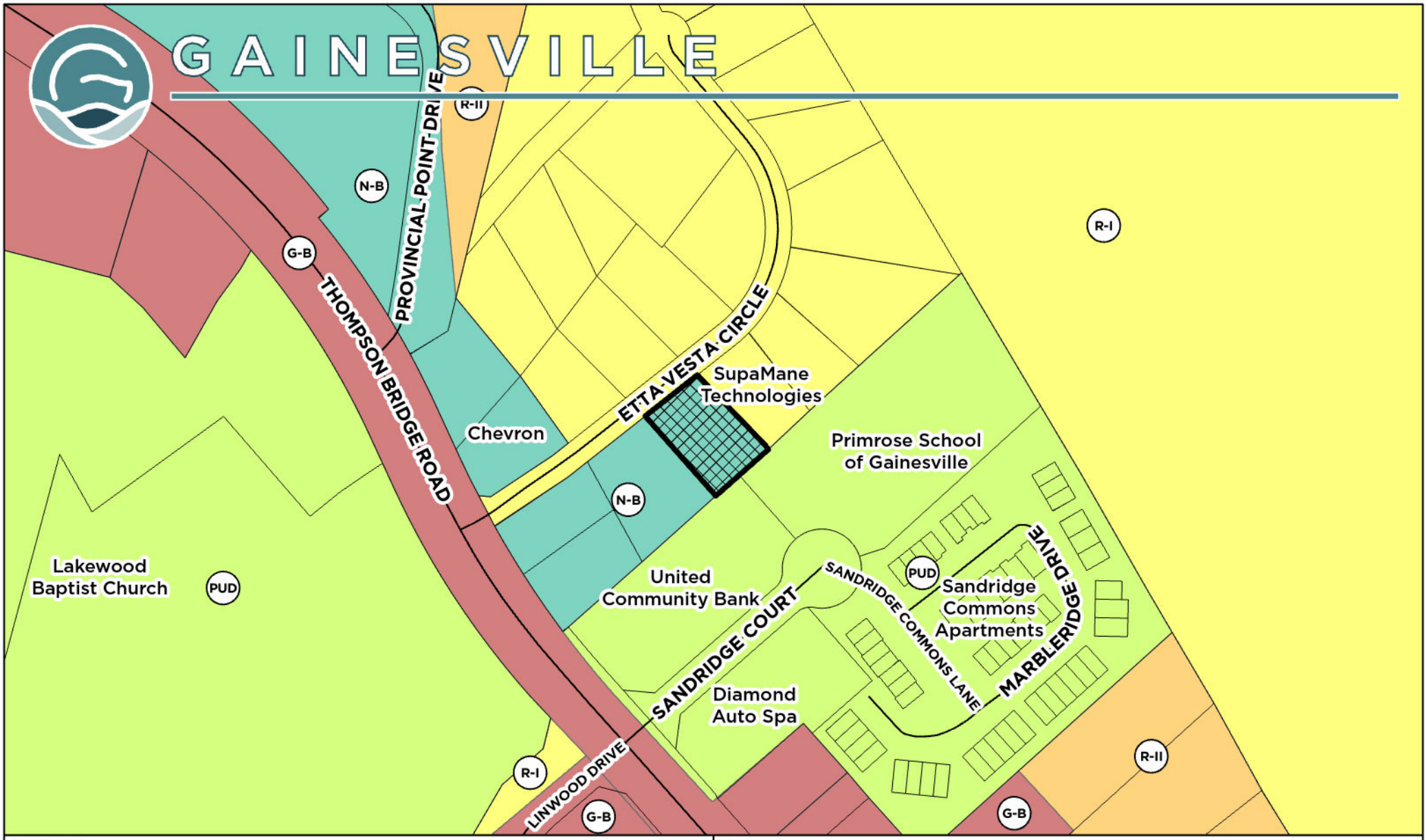
The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

_____
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:

CONSTANTINO GUTIERREZ

REZONING REQUEST

Request:
Rezone +/- 0.38 AC currently zoned Neighborhood Business (N-B) to Residential-I (R-I) for a single-family home.

Subject Property Address:
934 Etta Vista Circle

Tax Parcel:
01-097-001-024

Subject Property

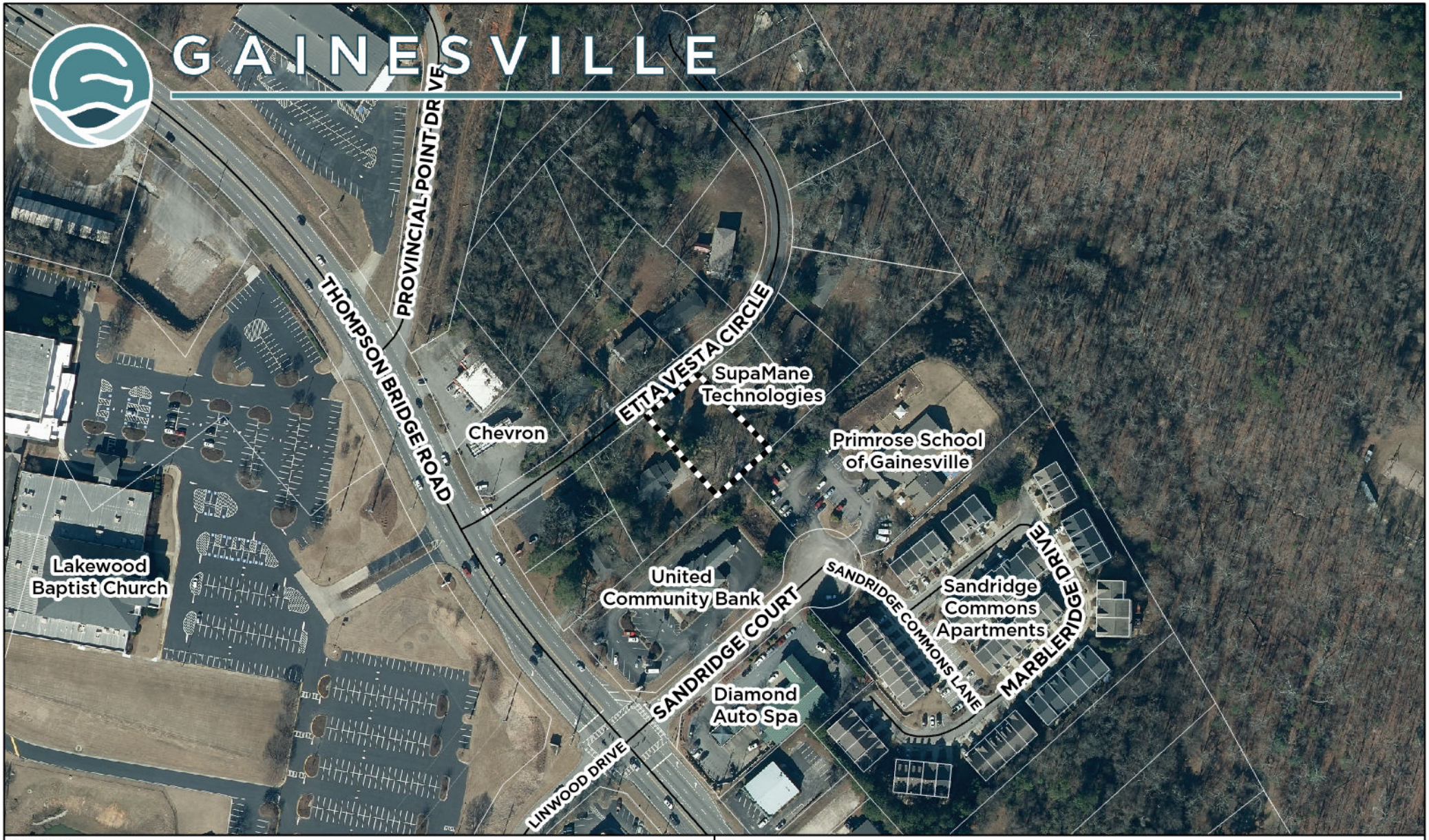
Meeting Date: 3/12/2024

Map Prepared: 2/13/2024

0 100 200 300 400 Feet

Scale: 1" = 400'

N W E S



Applicant:

CONSTANTINO GUTIERREZ

REZONING REQUEST

Request:
Rezone +/- 0.38 AC currently zoned Neighborhood Business (N-B) to Residential-I (R-I) for a single-family home.

Subject Property Address:
934 Etta Vista Circle

Tax Parcel:
01-097-001-024

Subject Property

Aerial from 2023

Meeting Date: 3/12/2024

Map Prepared: 2/13/2024

0 100 200 300 400 Feet

Scale: 1" = 400'

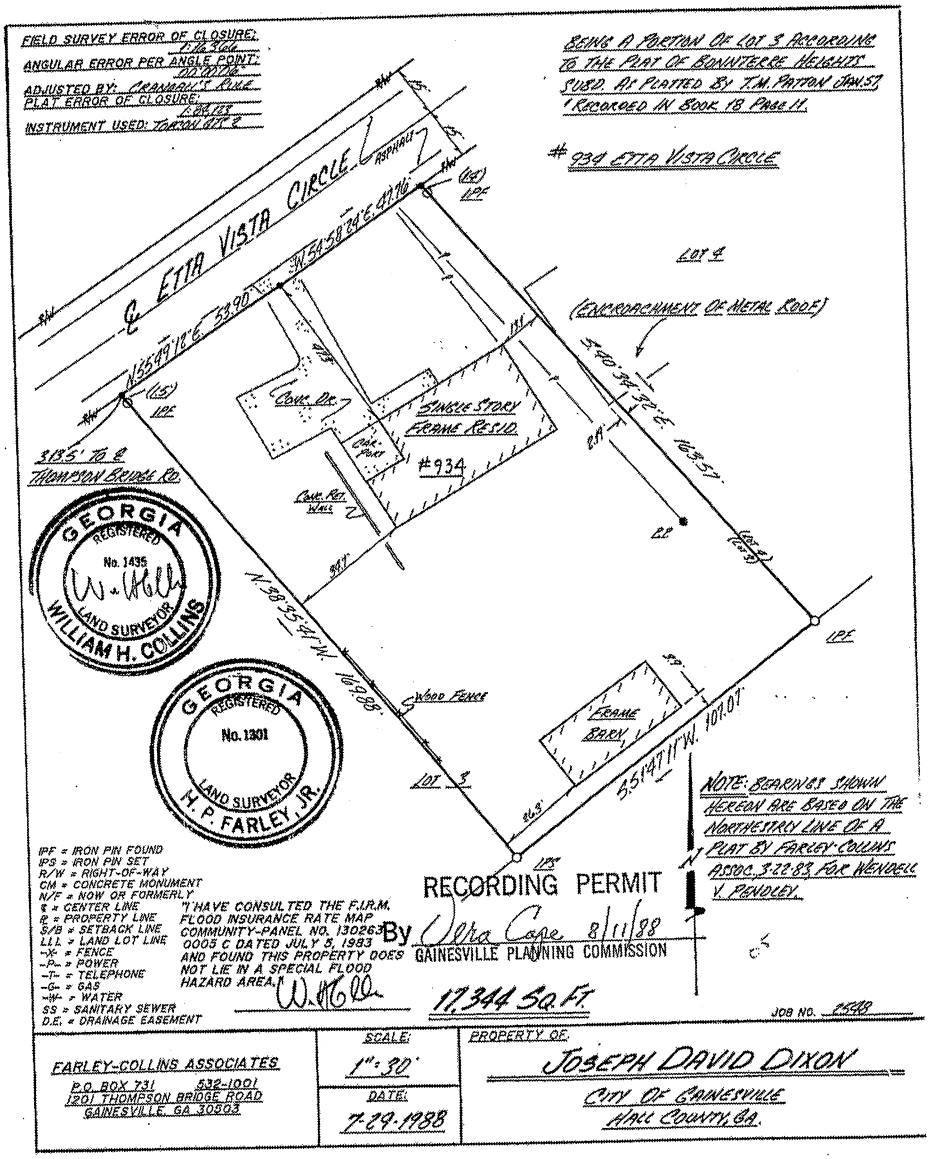
N W E S

Rezoning Narative 934 Etta Vista Circle

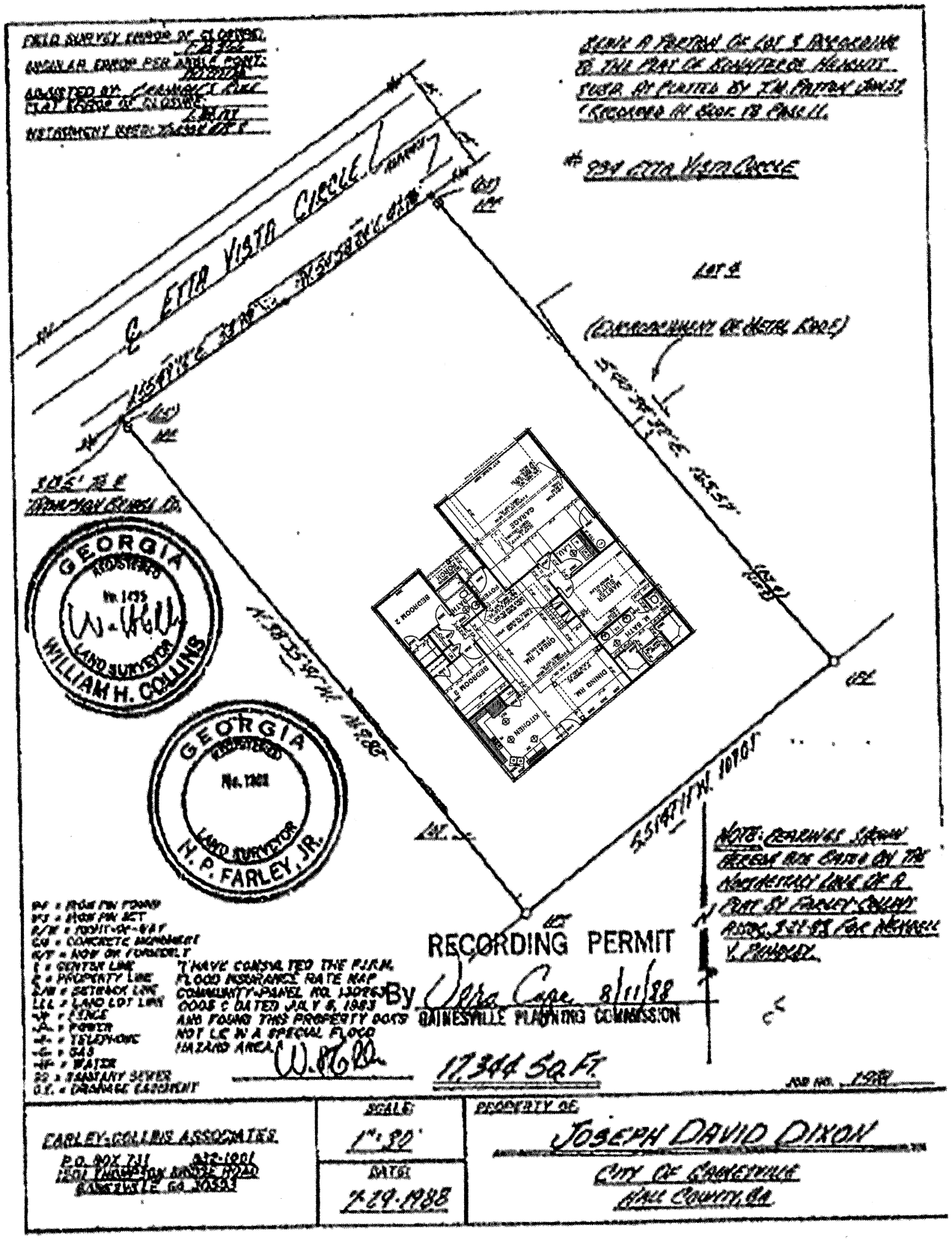
This property is currently zoned N-B Neighborhood business commercial use. We are requesting a rezoning to Residential-1 (R-1). The purpose will be to construct a new single family residence. The single family home will be a ranch style 3 bedroom 2 bath approximately 1800sqft. Our intent is to construct and sell the single family home.

The existing zoning of the adjacent properties is Residential. Previous owners owner acquired the commerical use zoning as part of a large scale commerical project that did not occur.

In conclusion we feel this zoning is ideal for the surrounding properties. As our plans show our single family home will be similar to the existing properties and only add to the surrounding property values.

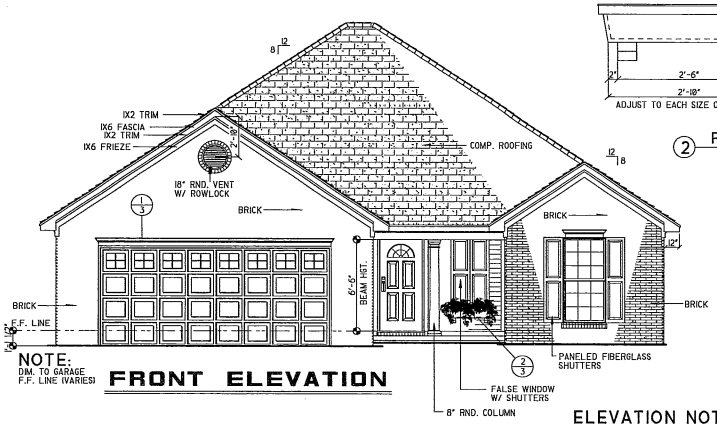


Recorded Aug 15 1988 Dwight S. Wood Clerk



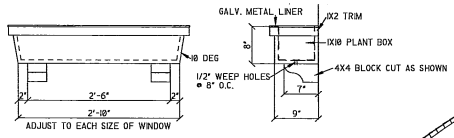
Recorded Aug 15 1988

Dwight S. Worrel
Clerk



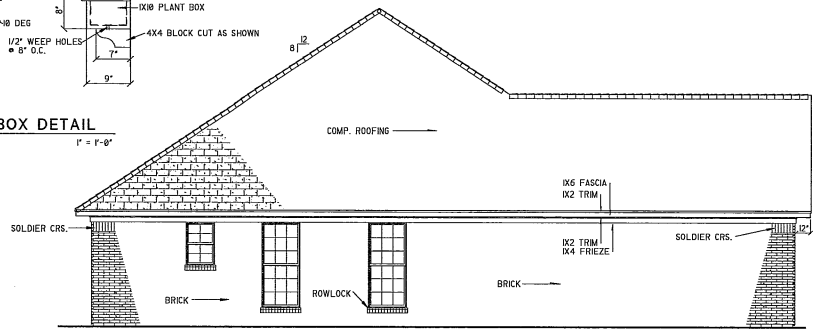
NOTE:
DIM. TO GARAGE F.F. LINE (VARIES)

FRONT ELEVATION

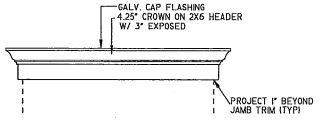


2 PLANT BOX DETAIL

1" = 1'-0"



LEFT ELEVATION



1 CROWN HEADER DETAIL

1" = 1'-0"

ELEVATION NOTES:

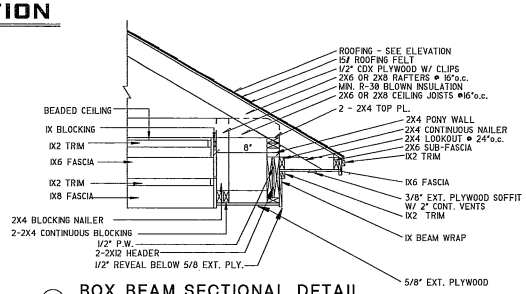
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

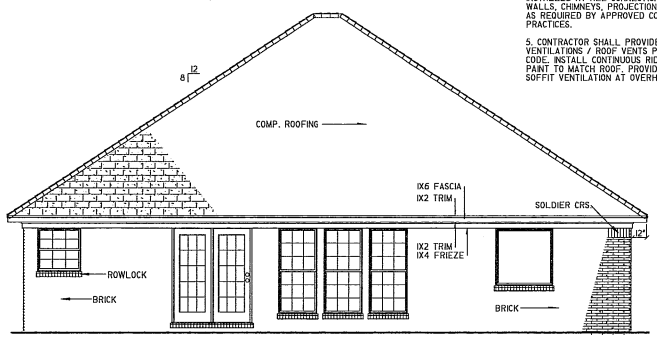
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

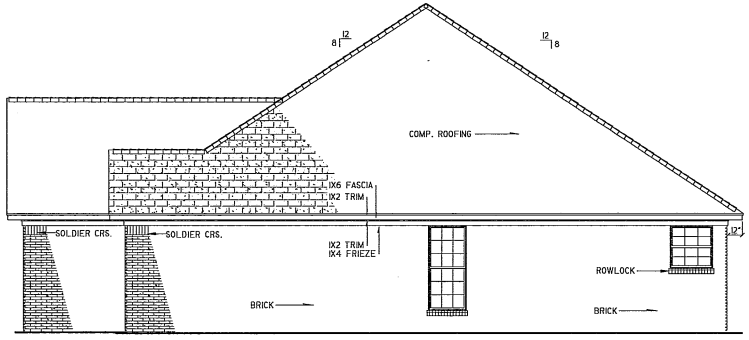


3 BOX BEAM SECTIONAL DETAIL

3/4" = 1'-0"



REAR ELEVATION



RIGHT ELEVATION

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REVISIONS	BY
7-20-05	SH
6-4-07	TCS
	24x36

Nelson DesignGroup LLC
RESIDENTIAL PLANNERS - DESIGNERS
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http://www.nelsondesigngroup.com
908.928.0343
MICHAEL E. NELSON
P.B.D. Cert. No. AR-104

DATE	1/1/96
SCALE	1/4" = 1'-0"
BUILDER	
JOB	NDG382
DRAWN BY	

3 OF 4

NOTICE DUTY OF COOPERATION

NELSON DESIGN GROUP, LLC. or Michael E. Nelson assumes no liability for any HOME constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arriving out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design.
Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

ELEVATIONS / NOTES

NDG382

" Where Traditional Values and Family Come Together "

CAD DESIGNED

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	March 19, 2024
Date Submitted:	March 29, 2024
Final Approval Date:	April 9, 2024
Presenter:	Abb Hayes, City Attorney
Item of Business:	**Public Hearing Item: April 16, 2024, Council Meeting** Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B). **Ward Number: Five**. Tax Parcel Number(s): 01-132-005-015. **Request: Special event center**.
Meeting Date:	April 11, 2024

Purpose of Request:
To provide an overview of the following zoning request as presented at the March 12, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:
The applicant is proposing a special use within General Business (G-B) zoning for a special event center (banquet hall) known as 787 La Hacienda Events. The event center is currently in operation and occupies about 3,000± square feet of the existing 7,200± square foot building. The building was originally constructed in 1934 and was previously the location of the Top of Gainesville adult entertainment venue. The building was renovated and received a Certificate of Occupancy (CO) for the existing 787 Hacienda restaurant, but a CO was never approved for the event center. The event facility hosts weddings, quinceañeras, corporate events and family gatherings that will cater to the Hispanic community for up to 250 people. Special events are scheduled mostly on weekends from 4 PM to 1:30 AM, but could also be held during the weekdays. Existing access and parking will remain unchanged. The adjacent uses include auto repair shops, upholstery shop and single-family homes.

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

SAMPLE MOTIONS:

Approval of Resolution ZR-2024- :
I move to approve the resolution to allow a special event center within General Business (G-B) zoning district with three 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. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution
4. Location maps
5. Narrative
6. Concept plan
7. Photos

4295
131769
2/28, 3/6, 13, 20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Chanage of Kayla Marie Reed, Petitioner.
Civil Action Case Number: 2024CV000313KFG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Kayla Marie Reed filed a petition in the Superior Court of Hall County on February 21st, 2024, to change name from: Kayla Marie Reed to Kayla Marie Steele. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 02/21/224
Kayla Marie Reed
Petitioner, Pro se
Name: Kayla Marie Reed
Address: 3934 Walnut Grove Way
Email: kaylaolivia.2023@gmail.com
Phone (day): 770-940-3627
131974
2/28, 3/7, 3/13, 3/20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Luke Joseph Lenhardt Ousley
Kathleen Maire Korab Lenhardt Petitioner,
v.
Stephen Joseph Ousley
Respondent.
Civil Action File No: 2024CV000386LHB
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on March 5, 2024, to change the name of the following minor child(ren):
From:
Luke Joseph Lenhardt Ousley
Proposed New Name:
Luke Ousley Lenhardt
Any interested 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: 3-5-2024
Kathleen Lenhardt
Petitioner Pro se
Name: Kathleen Maire Korab Lenhardt
Address: 5519 Tanners Ridge Road Gainesville, GA 30507
Phone: 404-384-6571
Email: katmarielenhardt@outlook.com
132458
3/13, 3/20, 3/27, 4/3

Public Hearings

LEGAL NOTICE
Atlanta Gas Light Company ("AGL") filed its 2025-2034 Integrated Capacity and Delivery Plan with the Georgia Public Service Commission ("Commission") on February 1, 2024, in Docket No. 43820. A copy of the Petition is on file with the Commission.
The Commission will hold public hearings on Tuesday, June 11, 2024, and Wednesday, June 12, 2024, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence.
In accordance with O.C.G.A. § 46-2-59(c) and Commission Utility Rule 515-2-1-.06, persons wishing to intervene must file a petition to intervene with the Commission within thirty (30) days of the first publication of this notice. Petitions to intervene shall be filed at the office of the Executive Secretary, Georgia Public Service Commission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701, and copies shall be served on AGL and other parties that have petitioned to intervene.
If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director's Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only).
This notice is published at the direction of the Georgia Public Service Commission.
Elizabeth Wade, Esq.
Chief Counsel, Regulatory Affairs
Atlanta Gas Light Company
132776 3/20

NOTICE is hereby given that the **Hall County Board of Commissioners** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on **Tuesday, April 23, 2024** to consider the following:
1.0 McKinzey Lane | Use Subject to County Commission Approval | 17.50.040.K Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinzey Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | **Proposed Use: 6-lot subdivision** | ** Commission District 2 | **Garry L. English, applicant**
2. 2860 Atlanta Highway | Amend Conditions | on a 3.52± acre tract located on the west side of Atlanta Highway, approximately 170 feet from its intersection with Thurmon Tanner Parkway | Zoned S-S (GCOD); Tax Parcel 08027 000010 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
3. 2852 Atlanta Highway | Rezone | from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
4. 8545 Belton Bridge Road | Amend Conditions | on an 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**
5. (A) 2696 Cleveland Highway | Rezone | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
(B) 2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
6. 4899 Browns Bridge Road | Rezone | from Agricultural Residential (AR-III) to Highway Business (H-B) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | **Proposed Use: Office/warehouse buildings** | ** Commission District 2 | **Advantage Investment Properties, applicant**
7. Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission. ** | Hall County Planning Staff, applicant.
** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.
132823 3/20

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, April 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 **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-001-002A
Request: Sewer for an existing single-family home and detached guest house
2) Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC**) to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-007-003-034
Request: Sewer for an existing office building
3) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 00-063-006-005,006;06-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018
Request: Existing uses
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})
132806 3/20

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, April 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 **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 **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community
3) Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).
Ward Number: Five
Tax Parcel Number(s): 15-035-000-015
Request: Data mining facility
4) Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE**) from Neighborhood Business (N-B) to Residential-I (R-I).
Ward Number: One
Tax Parcel Number(s): 01-097-001-024
Request: Single-family home
5) Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 01-132-005-015
Request: Special event center
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})
132807 3/20

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, March 12, 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 Tuesday, April 9, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 1st day of February, 2024.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amy L. Barfield and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: RA-200
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.
131230 2/14, 21, 28, 3/6, 13, 20, 27

PUBLIC NOTICE
The Braselton Mayor and Council will hold a Public Hearing on Monday, April 8, 2024, at 4:30 p.m. on the following items:
Adoption of the new Town of Braselton Development Code
Amendment to the Town of Braselton Development Code
Amendment to Section 8.1 – Use by District Tables
The intent is to amend this section to enact a new Use by District Table in its entirety.
Amendment to Section 3.1 – Definitions
COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/planning_commission.php
FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net
*ALL BRASELTON PLANNING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517
132777 3/20

STATE OF GEORGIA
HALL COUNTY
NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED that on the 2nd day of April, 2024 at 9:00 a.m., at the Hall County Courthouse in Gainesville, Georgia, the presiding Judge of the Superior Court of Hall County, Georgia, will hear the case of State of Georgia v. Housing Authority of the City of Gainesville, Georgia and Harrison Village Phase I, LP, Civil Action File Number 2024CV000423, the same being a proceeding to confirm and validate its Multifamily Note (Governmental) (Harrison Village Apartments) (the "Governmental Note"), issued in an aggregate principal amount not to exceed Twenty-Eight Million Dollars ($28,000,000) and the security for such Governmental Note. The proceeds of the Governmental Note are being lent by the Housing Authority of the City of Gainesville, Georgia (the "Issuer") to Harrison Village Phase I, LP, a Georgia limited partnership (the "Owner"), in order to (i) pay all or a portion of the costs of acquisition, construction, renovation, and equipping of an existing affordable multifamily housing facility to be known as Harrison Village Apartments, containing approximately one hundred twenty (120) units (the "Project"); (ii) fund certain reserves; and (iii) pay the costs of issuance of the Governmental Note. The Issuer will lend the proceeds of the Governmental Note to the Owner pursuant to a Project Loan Agreement dated as of April 1, 2024, or such other date as agreed by the parties (the "Project Loan Agreement"), among the Issuer, The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"), and the Owner, which obligates the Owner to pay to the Issuer such loan payments at such times and in such amounts as will be sufficient to pay the principal of, premium (if any), and interest on the Governmental Note, as and when the same become due. To secure its obligation to pay the principal of, premium (if any), and interest on the Governmental Note, the Issuer will assign and pledge to the Initial Funding Lender, and grant a security interest in, all of its right, title, and interest (except for the Unassigned Rights, as defined in the Funding Loan Agreement, as hereinafter defined) in the Project Loan Agreement, and all revenues, payments, receipts, and monies to be received and held thereunder, all pursuant to the Funding Loan Agreement dated as of April 1, 2024, or such other date as agreed to by the parties (the "Funding Loan Agreement"), among the Issuer, Fiscal Agent, and JPMorgan Chase Bank, N.A., as Initial Funding Lender (the "Initial Funding Lender"). The Project being financed with the proceeds of the Governmental Note is located within the corporate limits of Hall County, Georgia. In said proceeding, the Court will also pass upon the validity of the Act and upon the validity of the Governmental Note, Project Loan Agreement, Funding Loan Agreement, Security Instrument, and Land Use Restriction Agreement and certain related matters and documents. Any citizen of the State of Georgia residing in Hall County, Georgia, or any other person wherever residing who has a right to object, may intervene and may become a party to this proceeding.
THE ISSUER WILL NOT CONDUCT ANY "PERFORMANCE AUDIT" OR "PERFORMANCE REVIEW" WITH RESPECT TO THE GOVERNMENTAL NOTE AS SUCH TERMS ARE DESCRIBED IN O.C.G.A. § 36-82-100.
This 11th day of March, 2024.
CHARLES BAKER, Clerk
Superior Court of Hall County, Georgia
132782 3/20, 3/27

Public Sales/Auctions

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, 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 30501, 4/4/2024 12:00pm
Isela Perez
1048
Queen bed, box spring, tv stand, coffee table, recliner, chair, stool, and 10 boxes.
Noe Leon
1220
Beds, sofas, tvs, and dinner table.
Jolonda Forrester
1452
Household goods
Randall Pruitt
2212
Household goods.
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 property.
132374 3/20, 3/27

LEGAL NOTICE OF PUBLIC SALE: Pursuant to GA Self-Storage Facility Act & to satisfy Owner's lien Storage Depot of Gainesville GA (770)536-0019 will conduct a public auction of the contents of storage units described below to be purchased AS-IS. TERMS listed on auction website. See and bid on all units 24/7 ending on MARCH 29, 2024 @ www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property. GA1 - 319 Linwood Dr - Gainesville, GA 30501: A0708 Ka☒e Wilbanks: misc. items. GA2 - 879 SW Airport Dr, Gainesville, GA 30501: 326 Nathaniel Sims: furniture, misc. items. GA3 - 635 Industrial Blvd - Gainesville, GA 30501: 173 Ramiro Cortez: misc. items; 172 Chadwick Hopkins: misc. items; 186 Ruben Sanchez: misc. items.
132558 3/13, 3/20

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 April 11, 2024 at approx. 1:30 PM at [www.storagetreasures.com]: Cube #423 Lisa Hernandez.
132364 3/20, 3/27

Probate Notices

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Benjamin Parks, FORMER MINOR.
Date of Publication, if any: March 20 2024
TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 0:00 a.m. Mav6 2024 said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/DEPUTY CLERK
116 Spring Street SE
Gainesville, GA 30501
Address
770.531-6924
Telephone Number
132025 3/20

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
David Gene Caldwell, DECEASED
ESTATE NO. E - 22 - 275
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: whom it may concern:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. April 1, 2024.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street
First Floor Gainesville,

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant ..... Mayra Valentin
Property Owner ..... Angel Retana
Location ..... 787 Hospital Drive, SW
Request ..... Special use within G-B zoning
Total Acres ..... 2.84± acres
Ward ..... Five
Proposed Use ..... Special event center
Planning Division Staff Recommendation ..... **Approval, with conditions**
Planning & Appeals Board Recommendation ..... **Approval, with conditions**
Date ..... March 12, 2024

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

The applicant is proposing a special use within General Business (G-B) zoning for a special event center (banquet hall) known as 787 La Hacienda Events. The event center is currently in operation and occupies about 3,000± square feet of the existing 7,200± square foot building. The building was originally constructed in 1934 and was previously the location of the Top of Gainesville adult entertainment venue. The building was renovated and received a Certificate of Occupancy (CO) for the existing 787 Hacienda restaurant, but zoning and a CO were never approved for the event center. The event facility hosts weddings, quinceañeras, corporate events and family gatherings that will cater to the Hispanic community for up to 250 people. Special events are scheduled mostly on weekends from 4 p.m. to 1:30 a.m. but could also be held during the weekday. Parking is provided on site and security will be provided for larger events. Existing access and parking will remain unchanged.

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

Location	Use	Zoning
North	Single-family homes	Residential-II (R-II) -County Highway Business (H-B) -County
South	Auto repair shops	Light Industrial (I-I) -County
East	Single-family homes	Residential-II (R-II) -County
West	Auto repair shops	Light Industrial (L-I) -City

- ***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:

2023 – A request by Jose Carrillo to rezone a 1.42± acres tract located at 805 Hospital Drive, SW from General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

2022 – A request by Arturo Maruri to annex a 0.32± acre tract located at 1511 and 1514 Ralston Street with Residential-I (R-I) zoning for sewer for two single-family homes was approved.

2018 – A request by David Gijon to annex a 0.12± acre tract located at 1509 Ralston Street with Residential-I (R-I) zoning for sewer for a new single-family home was approved.

2015 – A request by Armando Castaneda to annex a 0.20± acre tract located at 1321 Hazel Street with Residential-II (R-II) zoning for sewer for an existing single-family home was approved.

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

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

- ***Staff Analysis***

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

The surrounding uses includes residential, commercial and industrial uses zoned Residential-II (R-II), General Business (G-B), Highway Business (H-B) and Light Industrial (L-I). The property currently functions as a restaurant and the special event center is in operation without a Certificate of Occupancy (CO). It appears the proposed use is suitable given the adjacent and nearby uses.

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

The existing building was renovated and a CO was issued for the existing restaurant in 2019. While the existing special event facility is currently operating without a valid CO, there have been no reported issues that have affected the use or usability of the adjacent or nearby properties. The perimeter of the property is heavily vegetated the outdoor patio area is screened with an opaque fence which sufficiently buffers the use from the adjacent residential uses. Sufficient on-site parking is provided for the restaurant and event space.

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

The Gainesville Comprehensive Plan places the subject property within the *General Mixed-Use* Future Land Use category and the *Westside* Character Area. Appropriate uses include areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached and attached residential. The types of non-residential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office. A vison of the Westside Character Area is to create a plan for the Atlanta Highway corridor targeted at reducing visual clutter, improving building aesthetics, and spotlighting the area's unique international character. New infill development should be encouraged in areas with distressed housing, vacant and underutilized commercial buildings, and vacant lots.

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

The subject property is zoned General Business (G-B) and will remain unchanged. Event centers accommodating 100 or more patrons requires special use approval.

(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?

Public water, sewer and public safety currently serve the subject property and are sufficient. Presently, City public safety services respond to the subject property. Gainesville Fire Station #1 is located approximately 1.5± miles away off of Queen City Parkway.

Traffic generated from the existing restaurant and special event facility could vary based on the type of event and number of patrons attending. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), an event center is not listed as one of the studied uses. A Traffic Impact Study was not required for the proposal.

The proposed use is nonresidential and should have no impacts on 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?

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The property is located adjacent to a commercial corridor and an established residential district. It is expected that many of the properties located off of Hospital Drive will continue to experience turnover of new uses occupying older retail space. Redevelopment is encouraged in this area which may require a consolidation of properties to achieve this.

(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 mixture of uses, the proposed special use request appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

<u>Special Use Criteria</u>

(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.

Per the code, a special event facility should front an arterial or collector road. Hospital Drive is a 25 foot wide local road which can experience times of congestion due to deliveries and cars being parked on either side of the road. However, access and parking do not appear to be an issue as access is at the terminus of Hospital Drive and there is sufficient on-site parking are provided.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

There are no sidewalks on Hospital Drive for pedestrian access. Emergency access is gained from Atlanta Highway directly to Hospital Drive and Fire Station #1 is located 1.5 miles off of Queen City Parkway. No additional vehicular or pedestrian access improvements are anticipated at this time for the proposed use.

(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.

Existing public facilities such as water and sewer are adequate to serve the proposed use. Police and Fire currently serve the subject property. There will be no impact on schools.

(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.

The existing refuse, service, parking and loading areas are adequate to serve the proposed use. Lighting and security cameras are currently provided within the existing parking areas. The building and parking areas are currently buffered by heavy vegetation and the outdoor patio area is buffered by an opaque fence.

(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.

The anticipated event hours are mostly on weekends from 4 p.m. to 1:30 a.m. Staff is recommending the hours be limited to no later than 1:00 a.m. to be consistent with previously approved special event facilities.

(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

The existing building will remain unchanged. The event space is confined to the interior of the building and a connecting outdoor patio area behind the building.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of the special use request based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

1. **All special events shall be confined to the interior of the building and the existing outdoor patio area occupied by the special event facility.**
2. **No outside amplification shall be permitted as part of the special event facility.**
3. **The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.**

Excerpts from the March 12, 2024 PAB Meeting Minutes

Applicant Presentation: Angel Retana, 606 Atlanta Highway, property owner and was remodeled before Covid but afterwards changed the business from a restaurant to a banquet hall with an occupancy of 450 patrons. He advised due to being so busy with other businesses it is being leased to a person that is respected in the community and knowledgeable of the

business. Mr. Retana believes it is a great location for the business in the Hispanic community for banquets and celebrations.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the special use request for a special event center having a zoning of General Business (G-B) with the following conditions:

Conditions

1. **All special events shall be confined to the interior of the building and the existing outdoor patio area occupied by the special event facility.**
2. **No outside amplification shall be permitted as part of the special event facility.**
3. **The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.**

Motion made by Board Member Young
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Martin), 1 vacant

RESOLUTION ZR-2024-___

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

WHEREAS, under **Chapter 9-6-5 General Business (G-B)** zoning district of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-5-2 Permitted and Special Uses** allows for a *special event center* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Mayra Valentin** to allow a *special event center* within a General Business (G-B) zoning district identified as follows:

01-132-005-015
787 Hospital Drive, SW
Ward Five

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 **March 12, 2024.**

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. **All special events shall be confined to the interior of the building and the existing outdoor patio area occupied by the special event facility.**
2. **No outside amplification shall be permitted as part of the special event facility.**
3. **The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.**

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.

RESOLUTION ZR-2024-___

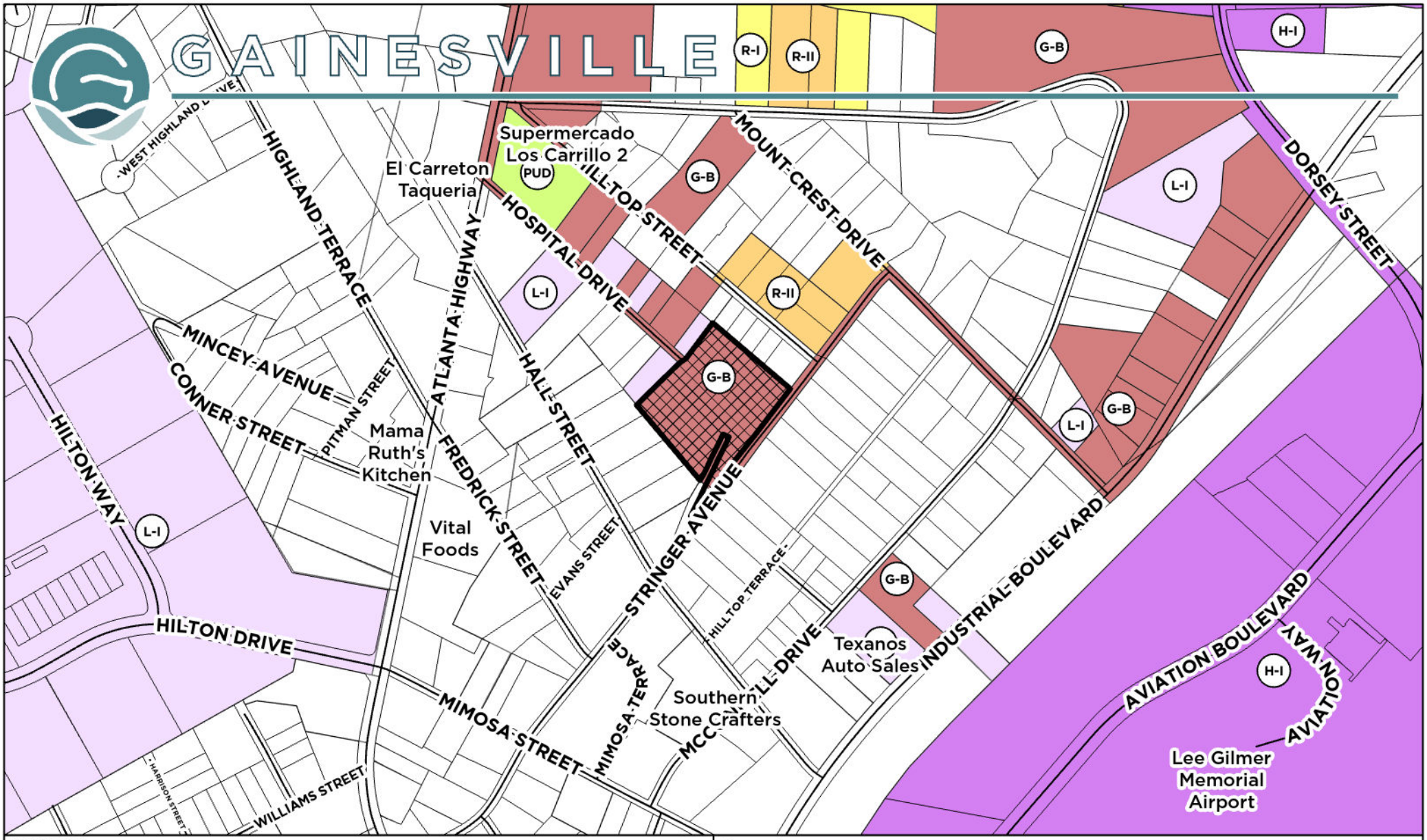
Adopted this _____ day of _____, 2024.

_____
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:

MAYRA VALENTIN

SPECIAL USE REQUEST

Request:

Special use request on +/- 2.84 AC currently zoned General Business (G-B) for a special event center.

Subject Property Address:
787 Hospital Drive

Tax Parcel:
01-132-005-015

Subject Property

Meeting Date: 3/12/2024

Map Prepared: 2/13/2024

0 200 400 600 800 Feet

Scale: 1" = 400'

N W E S

Applicant:

MAYRA VALENTIN

SPECIAL USE REQUEST

Request:

Special use request on +/- 2.84 AC currently zoned General Business (G-B) for a special event center.

Subject Property Address:
787 Hospital Drive

Tax Parcel:
01-132-005-015

Subject Property

Aerial from 2023

Meeting Date: 3/12/2024

Map Prepared: 2/13/2024

0 200 400 600 800 Feet

Scale: 1" = 400'

N W E S

A Hispanic owned Banquet Hall in Gainesville, GA

Introduction:

In the heart of Gainesville, Georgia, a culinary dream is taking shape. Imagine a vibrant and welcoming banquet hall, designed to celebrate the rich tapestry of Hispanic culture. With your passion for the restaurant industry and the desire to expand, we present to you 787 La Hacienda Events a future banquet hall catering to the Hispanic community in Gainesville.

The Concept:

787 La Hacienda Events is envisioned as a place where the Hispanic community and all those who appreciate their culture can come together to celebrate life's most precious moments. From weddings and quinceañeras to corporate events and family gatherings, this banquet hall will offer a warm and authentic atmosphere to host unforgettable occasions.

Location:

To capture the essence of Gainesville, will be strategically located in a central area, easily accessible to residents and visitors alike. The choice of location will reflect a commitment to being an integral part of the community and promoting the city's cultural diversity.

Décor and Ambiance:

The interior will be a feast for the eyes, inspired by the vibrant colors, patterns, and traditions of Hispanic culture.

Services:

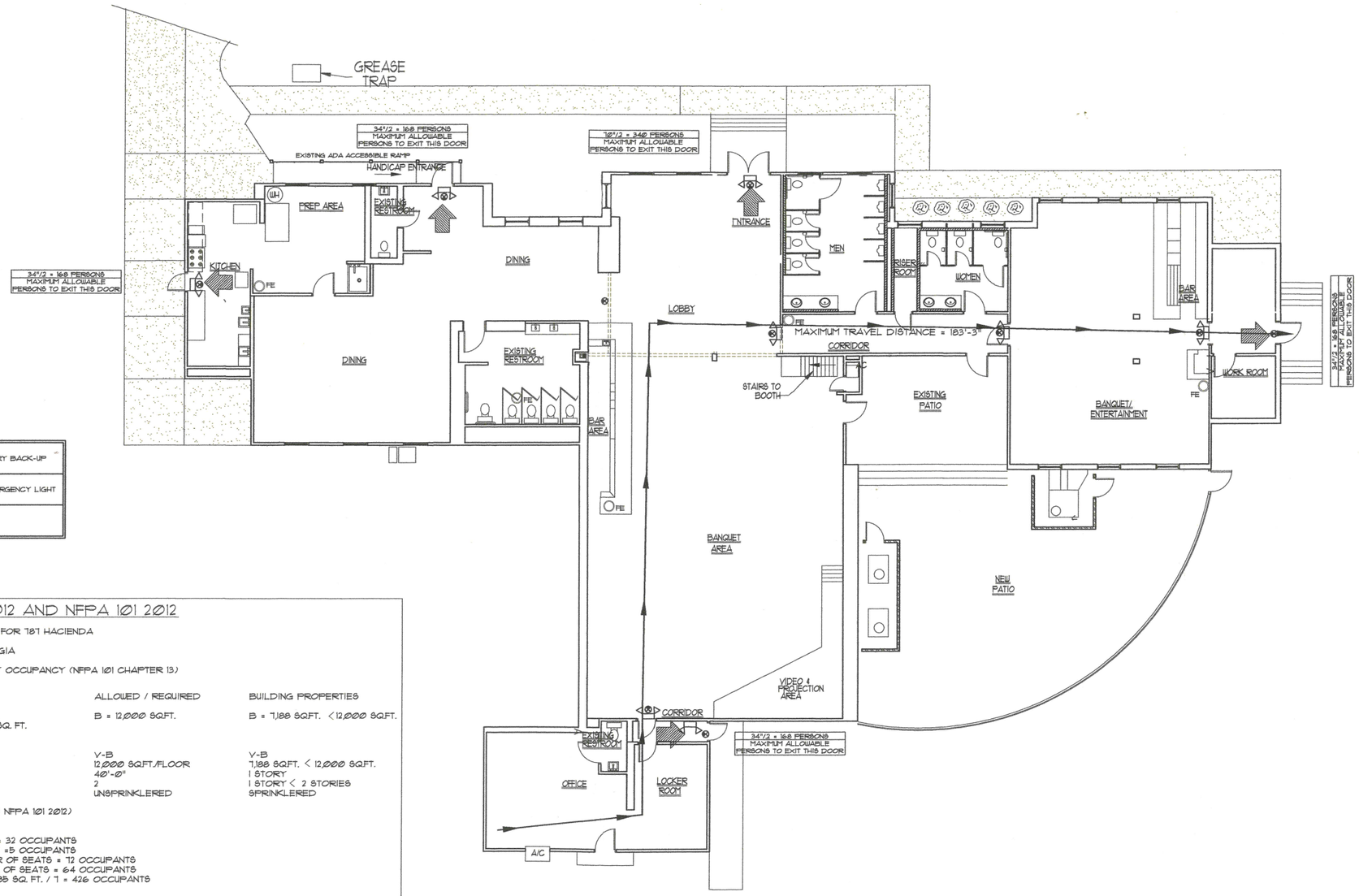
Our commitment to exceptional service will be unwavering. Experienced staff will ensure every event runs seamlessly, from planning to execution. Customizable packages, event coordination, and bilingual support will be available to meet the unique needs of our clients.

Community Engagement:

787 La Hacienda Events won't just be a venue; it will be a pillar of the Hispanic community in Gainesville. We envision hosting cultural events, cooking classes, religious ceremonies, and fundraisers to give back to the city we call home. Building strong ties with local businesses and organizations will be a priority.

Conclusion:

In Gainesville, Georgia, 787 La Hacienda Events will be more than just a banquet hall; it will be a destination where Hispanic culture thrives, and memories are made. With your passion for the restaurant industry and a dream to expand, this venture holds the potential to become a cherished addition to the vibrant tapestry of Gainesville's culinary scene. Together, we can turn this vision into a reality and create a haven of celebration and cultural appreciation.



LIFE SAFETY PLAN

1/8"=1'-0"

LEGEND

×	⊗	EXIT LIGHT w/BATTERY BACK-UP
ER		BATTERY PACK EMERGENCY LIGHT
FE	○	FIRE EXTINGUISHER

CODE REVIEW - IBC - 2012 AND NFPA 101 2012

1. PROJECT: A NEW RESTAURANT FOR 787 HACIENDA
2. LOCATION: GAINESVILLE, GEORGIA
3. OCCUPANCY: EXISTING ASSEMBLY OCCUPANCY (NFPA 101 CHAPTER 13)

4. BUILDING PROPERTIES:	ALLOWED / REQUIRED	BUILDING PROPERTIES
1 STORY, ASSEMBLY, SPRINKLERED		
TOTAL FLOOR SPACE = 7,188 SQ. FT./FLR	B = 12,000 SQ.FT.	B = 7,188 SQ.FT. <12,000 SQ.FT.
TABLE 503 At = 6,000 SQ.FT. + 6,000 SQ. FT.		

5. TYPE OF CONSTRUCTION (IBC):		
TYPE (IBC 602.5) & (TABLE 503):	V-B	V-B
ALLOWABLE AREA (TABLE 503):	12,000 SQ.FT./FLOOR	7,188 SQ.FT. < 12,000 SQ.FT.
HEIGHT ALLOWABLE (TABLE 503):	40'-0"	1 STORY
STORIES ALLOWABLE (TABLE 503):	2	1 STORY < 2 STORIES
FIRE SUPPRESSION:	UNSPRINKLERED	SPRINKLERED

6. OCCUPANT LOAD FACTOR (TABLE 7.3.1.2 NFPA 101 2012)

ASSEMBLY USE (A-2):
- WAITING AREA 480 SQ.FT. / 15 = 32 OCCUPANTS
- KITCHEN AREA 470 SQ. FT./100 =5 OCCUPANTS
- DINING AREA ACTUAL NUMBER OF SEATS = 72 OCCUPANTS
- PATIO AREA ACTUAL NUMBER OF SEATS = 64 OCCUPANTS
- ASSEMBLY/BANQUET AREA 2985 SQ. FT. / 7 = 426 OCCUPANTS

TOTAL POSSIBLE OCCUPANT LOAD: 599 PERSONS

7. COMMON PATH, DEAD END & TRAVEL DISTANCE LIMITS (TABLE A.7.6.1 NFPA 101 2012)

COMMON PATH LIMIT:	(SPRINKLERED)	75'
DEAD END LIMIT:	(SPRINKLERED)	20'
TRAVEL DISTANCE LIMIT:	(SPRINKLERED)	250'

8. INTERIOR WALL & CEILING FINISH REQUIREMENTS:
   INTERIOR WALL & CEILING FINISH REQUIREMENTS:
   NFPA 101 REQUIRES ALL EXITS & EXIT ACCESS WAYS
   INTERIOR BE MINIMUM FINISH LEVEL OF "A" OR "B"
   REF. 120-3-3 RULES & REGS FOR THE STATE MIN. FIRE
   SAFETY STDS EFF. 01/30/14 , SECTION 120-3-3-.04(12) (A)2
   ADDITIONAL REQUIREMENTS: CODE 2012 EDITION SECTION 38.3.3.2
9. EXIT ACCESS TRAVEL DISTANCE:
   SECTION 13.2.6 (NFPA 101) ALLOWS TRAVEL DISTANCE OF 250 FEET IN
   ASSEMBLY (A-2) OCCUPANCY (SPRINKLERED)
   MAXIMUM TRAVEL DISTANCE = 97'-9"
10. REQUIRED EXITS:
   SECTION 38.2.3.2 (NFPA 101) REQUIRES MINIMUM WIDTH OF 44" IN
   CORRIDOR.
11. FIRE EXTINGUISHERS REQUIRED:
   SECTION 9.7.4.1 (NFPA 101) REQUIRES PORTABLE FIRE EXTINGUISHERS

FIRE EXTINGUISHERS REQUIRED!

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED PER NFPA STANDARD NO. 10 LOCATION AND ARRANGEMENT OF THE FIRE EXTINGUISHERS WILL BE DETERMINED BY THE ARCHITECT PRIOR TO THE FINAL INSPECTION.

****NOTE****

ALL UTILITY METERS, DISCONNECT SWITCHES AND REAR DOORS MUST BE MARKED WITH CONTRASTING LETTERS AND NUMBERS TO INDICATE TENANT SPACE THEY SERVE.

FIREWALL & FIRE BARRIER LABELING IS REQUIRED!

CONTRACTOR TO INSTALL LABELING OR STENCILING AT 12'-0" ON CENTER ABOVE CEILING SYSTEM STATING:
" 2 HOUR RATED FIRE OR SMOKE BARRIER PROTECT ALL OPENINGS."

****NOTE****

EMERGENCY EGRESS LIGHTING MUST PROVIDE A MINIMUM OF ONE FOOT CANDLE UNINTERRUPTED LIGHT SOURCE ALONG THE PATH OF EGRESS.

ROSE & REID DESIGN ASSOCIATES, P.C.
259 HIGHWAY 74, SUITE 1
PEACHTREE CITY, GEORGIA
PHONE: 770-632-6161
FAX: 770-632-6160
RRDA@BELLSOUTH.NET

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issue date\revisions

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A New Location for 787 HACIENDA

787 HOSPITAL DRIVE
GAINESVILLE, GA. 30501

architect's seal

STATE OF GEORGIA
JAMES F. REID, JR.
REGISTRATION NO. 5125
REGISTERED ARCHITECT

project name

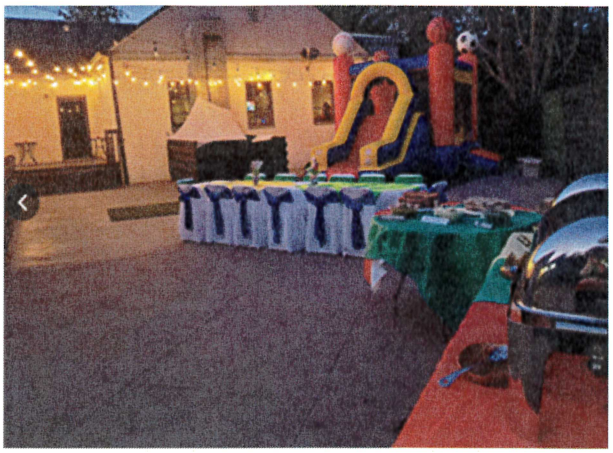
A New Restaurant
for
787 HACIENDA
for
ANGEL RETANA

sheet title

LIFE SAFETY PLAN

drawn JMF
checked JMF
project no. RRDA-17-098
date 01/25/2018

A-4
sheet no.



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	April 4, 2024
Date Submitted:	April 4, 2024
Final Approval Date:	April 9, 2024
Presenter:	Sam Couvillon
Item of Business:	Appointment: Gainesville-Hall County Development Authority
Meeting Date:	April 11, 2024

Purpose of Request:
The purpose of this request is to address the expired term of the city appointed position held by Brian Daniel.

Facts & Issues / History & Background:
The Authority follows the guidelines of the Bylaws, the City Charter and Code of Ordinances. Appointees serve a four-year term and serve until the position is filled. Nominations were submitted by the Greater Hall Chamber of Commerce in accordance with the Bylaws of the Development Authority. The outstanding debt verification process was completed with no concerns

Department Recommendation:
To consider the nomination as submitted by the Mayor.

Department Director:
Sam Couvillon

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

Amount Requested: **Sources of Funds:**

Finance Comments:

Administrative Comments:

Attachments:
1. G-HC Development Authority Members
2. GHCC Nomination Recommendation

DEVELOPMENT AUTHORITY - CITY APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED / REAPPOINTED	TERM ENDS
City	Tymchuk	Melissa	4/19/2022	3/31/2026
City	Daniel	Brian	5/5/2020	3/31/2024
City	Rochester Vice-Chair	Brian	4/20/2021	3/31/2025
City	Barnes	Glennis	4/18/2023	3/31/2027
Ex-Officio - City	Couvillon	Sam	1/4/2022 1/17/2023 1/16/2024	1/2/2025

DEVELOPMENT AUTHORITY - OTHER BOARD MEMBERS

POST	LAST NAME	FIRST NAME	TERM BEGINS	TERM ENDS
County	Carey	Dan		3/31/2024
County	Lee	David		3/31/2025
At Large	Wilheit, Jr.	Philip		3/31/2027
County	Wayne	Alex		3/31/2026
County	Bagwell Chairman	William		3/31/2027
Ex-Officio - County	Powell	Billy	1/1/2018	
Ex-Officio	Wilheit, Sr.	Philip		
Ex-Officio - GHCC Chair	Fowler	Brett	7/6/2023	
Others - GHCC	Dunlap	Kit		
Others - EDC Directo	Evans Treasurer / Asst Secretary	Tim		
Others - City	Lackey	Bryan		
Others - County	Propes	Zach		
Others - Stewart, Melvin & Frost	Brown	Whitney		
Others - Media	The Times			
Others - Media	WDUN			
Counsel/Secretary	Syfan Stewart, Melvin & Frost)	Tread	*Amy sends notice to the media*	

TERM: Four year terms
Nominations provided by Greater Hall Chamber of Commerce.
Members serve until position filled.
A member who has served a full four-year term is not eligible for reappointment until the lapse of one year after

CONTACT: Tim Evans tim@ghcc.com Kit Dunlap kit@ghcc.com UPDATED: 7/6/2023 ag Updated: 1/18/24 ag

GREATER HALL
CHAMBER OF COMMERCE

230 E.E. Butler Parkway
Post Office Box 374
Gainesville, Georgia 30503

February 29, 2024

Mayor Sam Couvillon
City of Gainesville
P. O. Box 2496
Gainesville, GA 30503

Dear Mayor Couvillon:

The Greater Hall Chamber of Commerce nominates the following two (2) persons to be considered for the one (1) appointment to the Gainesville & Hall County Development Authority. The person selected will replace Brian Daniel, whose term expires 3/31/2024. This request is in accordance with the By-Laws of the Authority that we submit these persons for selection.

Jimmy Adams, The Adams Companies
Jimbo Floyd, Turner, Wood & Smith Insurance

Both of these nominees are familiar with the economic development efforts of Gainesville and Hall County and would be quality members of the Authority. Please make the selection at your earliest convenience and notify us.

Sincerely,

Kathryn L. Dunlap
President & CEO
Greater Hall Chamber of Commerce

Attachment: Current roster of members
Gainesville & Hall County Development Authority

cc: William Bagwell, Chairman
Gainesville & Hall County Development Authority

Tread Syfan, Attorney
Gainesville & Hall County Development Authority

Bryan Lackey, City Manager
City of Gainesville

Alisa Grayson
Gainesville Deputy City Clerk

770.532.6206
Fax 770.535.8419

www.greaterhallchamber.com

"FROM ISLANDS TO HIGHLANDS...
WE'VE GOT IT ALL!"

CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	April 8, 2024
Date Submitted:	April 9, 2024
Final Approval Date:	April 9, 2024
Presenter:	Abb Hayes, City Attorney
Item of Business:	Resolution: Abandonment and Conveyance of City of Gainesville Owned Property on Broad Street
Meeting Date:	April 11, 2024

Purpose of Request:
The purpose of this request is to authorize conveyance of .58 acres of City property located on Broad Street to Medical Arts Properties 2.0, L.P.

Facts & Issues / History & Background:

Department Recommendation:
Adopt the resolution.

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. Resolution: Abandonment and Conveyance COG Property - Broad Street
2. Attachment: Exhibit A
3. Attachment: Exhibit B
4. Agreement
5. Appraisal Report
6. Backup Material: Letter to Hospital Authority-Medical Arts Properties 2.0 3.4.24 (2)
7. Broad Street Notice to G'Ville Times
8. Backup Material: Publisher's Affidavit
9. 3.13.2024 Advertisement
10. 3.20.2024 Advertisement

RESOLUTION BR-2024 - ___

ABANDONMENT AND CONVEYANCE
CITY OF GAINESVILLE, GEORGIA – OWNED PROPERTY ON BROAD STREET

WHEREAS, pursuant to O.C.G.A. Sec. 32-7-1 et seq., the City of Gainesville hereby deems it to be in the public interest to abandon a portion of the public roads within its jurisdiction known as Broad Street, as more specifically set forth in the exhibit attached hereto as Exhibit "A," and as more specifically described in the legal description attached hereto as Exhibit "B" (hereinafter referred to as "the Property"); and

WHEREAS, the removal of the Property from the municipal street system is in the best public interest, as it will allow for the improvement of adjoining property; and

WHEREAS, the City provided notice of the proposed abandonment to property owners located adjacent to the Property; and

WHEREAS, the City hereby certifies and declares the Property to be abandoned and no longer part of the municipal street system; and

WHEREAS, the rights of the public in and to the Property as a public road shall cease, except for the easement retained as set forth above; and

WHEREAS, the City listed the Property through a licensed real estate broker, Doug Carter of Don Carter Realty Co., who has a place of business located in the State of Georgia, for at least 30 days; and

WHEREAS, commencing at the time of the listing of the Property, the City provided for a notice to be inserted once a week for two weeks in the legal organ of Hall County, the Gainesville Times, indicating the name of the real estate broker listing the Property; and

WHEREAS, W. McRae Greene, a real estate appraiser with knowledge of the local real estate market who is licensed in Georgia, established the fair market value of the Property prior to the listing at $505,320.00; and

WHEREAS, Medical Arts Properties 2.0, L.P. submitted an offer to purchase the Property for the sum of $505,320.00, which offer is within 15 percent of the established market value of the Property.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the conveyance of the Property to Medical Arts Properties 2.0, L.P. or its assigns for the sum of $505,320.00 and authorizes the Mayor, the City Manager, and the City Attorney to execute a quitclaim deed and such other documents that may be necessary to complete the conveyance of the Property to Medical Arts Properties 2.0, L.P.

Adopted this _____ day of _____, 2024.

RESOLUTION BR-2024 - ___

ABANDONMENT AND CONVEYANCE
CITY OF GAINESVILLE, GEORGIA – OWNED PROPERTY ON BROAD STREET

_____
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.

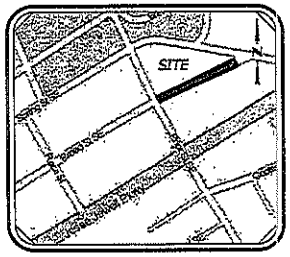
ATTEST:

_____
Denise O. Jordan, City Clerk

EXHIBIT A

EXHIBIT A

Blumberg No. 5119



VICINITY MAP
SCALE: NTS

SURVEYORS CERTIFICATE

THIS IS TO CERIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

6/17/14

RICHARD E. MILLARD, GEORGIA RLS #3044 DATE
remillard@rochester-assoc.com
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LSF-000484

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.

Said parcel contains 0.580 acres or 25,266 square feet.

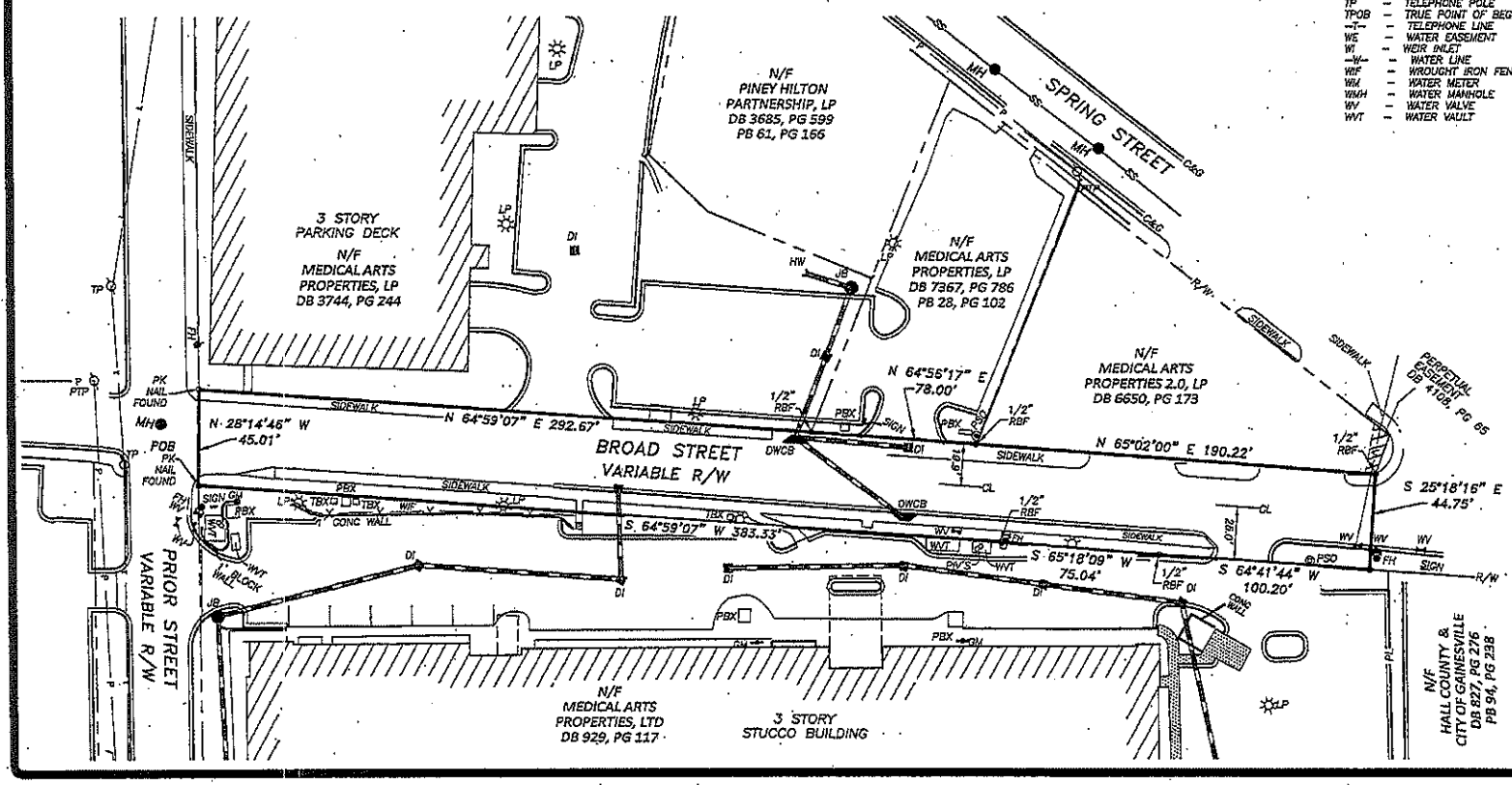
SURVEY NOTES

1. THE FIELD DATA, COLLECTED BETWEEN 10-14-08 & 10-16-08, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ON FOOT IN 47,524 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GTS-313 TOTAL STATION WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 102,885 FEET.
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA AS SHOWN ON PANEL NO. 13139C0187F, DATED SEPTEMBER 29, 2006.
4. THE BEARING BASE FOR THIS PLAT IS BASED UPON "MAGNETIC NORTH" AND CALCULATED FROM FIELD ANGLES TURNED.
5. EASEMENTS, IF ANY, ALONG UTILITIES DEPICTED HEREON ARE NOT KNOWN. NO RECORDED DOCUMENTATION, OTHER THAN THOSE DESCRIBED HEREON COULD BE OBTAINED BY THIS SURVEYOR TO CLARIFY THE MATTER ANY FURTHER THAN SHOWN HEREON.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND, VISIBLE STRUCTURES BEING CONNECTED TOGETHER IN THE MOST LOGICAL MEANS POSSIBLE. ALL UNDERGROUND UTILITIES, HOWEVER, SHOULD BE REFERENCED AS APPROXIMATE IN LOCATION.
7. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. USE BY ANY THIRD PARTIES IS AT THEIR OWN RISK.

LEGEND

AIF	—	ANGLE IRON FOUND
C&G	—	CURB & GUTTER
CI	—	CURB INLET
CL	—	CENTER LINE
CLF	—	CHAIN LINK FENCE
CMF	—	CONCRETE MONUMENT FOUND
CMP	—	CORRUGATED METAL PIPE
CNS	—	CONCRETE NAIL SET
CO	—	CLEANOUT
CONC	—	CONCRETE
DB,PG	—	DEED BOOK, PAGE
DI	—	DROP INLET
DP	—	DUMPSTER PAD
DWCB	—	DOUBLE-WING CATCH BASIN
EP	—	EDGE OF PAVEMENT
FH	—	FIRE HYDRANT
GM	—	GAS METER
GP	—	GUY POLE
GV	—	GAS VALVE
GW	—	GUY WIRE
HW	—	HEADWALL
IPF	—	IRON PIN FOUND
IPS	—	IRON PIN SET
JB	—	JUNCTION BOX
LP	—	LIGHT POLE
MH	—	MANHOLE
N/F	—	NOW OR FORMERLY
—P—	—	POWER LINE
PB,PG	—	PLAT BOOK, PAGE.
PBX	—	POWER BOX
PKNS	—	PK NAIL SET
PIV	—	PRESSURE INDICATOR VALVE
PL	—	PROPERTY LINE
PM	—	POWER METER
POB	—	POINT OF BEGINNING
PSO	—	POWER STUBOUT
PP	—	POWER POLE
PTP	—	POWER & TELEPHONE POLE
RBF	—	REBAR FOUND
RCP	—	REINFORCED CONCRETE PIPE
R/W	—	RIGHT OF WAY
—SS—	—	SANITARY SEWER LINE
SQ FT	—	SQUARE FEET
SSE	—	SANITARY SEWER EASEMENT
SW	—	SIDEWALK
SWCB	—	SINGLE-WING CATCH BASIN
TBX	—	TELEPHONE BOX
TF	—	TRANSFORMER
TMH	—	TELEPHONE MANHOLE
TP	—	TELEPHONE POLE
TPOB	—	TRUE POINT OF BEGINNING
—T—	—	TELEPHONE LINE
WE	—	WATER EASEMENT
WI	—	WEIR INLET
—W—	—	WATER LINE
WIF	—	WROUGHT IRON FENCE
WM	—	WATER METER
WMH	—	WATER MANHOLE
WV	—	WATER VALVE
WVT	—	WATER VAULT

AREA
0.580 ACRES
25,266 SQ. FT



Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

RIGHT OF WAY PLAT FOR A PORTION OF
BROAD STREET
LAND LOT 148, 9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	6/17/14	REVISE ADJOINING OWNER

REVISIONS

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT, ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 20' 40' 80'

SHEET 1 OF 1
DATE 05/29/2014
SCALE 1" = 40'
JOB NO. 0109191.MC
DRAWN BY MSK
FILE NO. 6YRT

EXHIBIT B

EXHIBIT

B

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.

Said parcel contains 0.580 acres or 25,266 square feet.

EXCLUSIVE SELLER BROKERAGE ENGAGEMENT AGREEMENT

DON CARTER

GeorgiaREALTORS®

2024 Printing

State law prohibits Broker from representing Seller as a client without first entering into a written agreement with Seller under O.C.G.A. § 10-6A-1 et. seq.

A. KEY TERMS AND CONDITIONS

1. **Exclusive Seller Brokerage Engagement Agreement.** For and in consideration of the mutual promises contained herein and other good and valuable consideration, the undersigned seller(s) ("Seller") and the undersigned broker ("Broker") do hereby enter into this Exclusive Seller Brokerage Engagement Agreement ("Agreement") for Broker to exclusively represent the Seller in listing and selling the property described below ("Property") for sale on the terms and conditions set forth herein.
   a. **Property Identification:** Address: Broad Street
   City Gainesville, County Hall, Georgia, Zip Code 30501
   Tax Parcel I.D. Number: _____
   b. **Legal Description:** The legal description of the Property is *[select one of the following below]*:
   ☒ (1) attached as an exhibit hereto;
   ☐ (2) the same as described in Deed Book _____, Page _____, et. seq., of the land records of the above county; **OR**
   ☐ (3) Land Lot(s) 148 of the 9th District, _____ Section/ GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ *Subdivision/Development, according to* the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county; **OR**
   ☐ (4) described below if Property is a condominium unit and a full unit legal description is to be used [**NOT TO BE USED IF PROPERTY IS A FEE SIMPLE TOWNHOME**]:
   Unit _____ of _____ Condominium ("Condominium"), located in Land Lot _____ of the _____ District of _____ County, Georgia, together with its percentage of undivided interest in the common elements of the Condominium, and its interest in the limited common elements assigned to the unit ("Unit"). The Condominium was created pursuant to the Declaration of Condominium for any Condominium ("Declaration"), recorded in Deed Book _____, Page _____, et seq., _____ County, Georgia records ("Declaration"), and shown and delineated on the plat of survey filed in Condominium Plat Book _____, Page _____, _____ County, Georgia records, and on the floor plans filed in Condominium Floor Plan Book _____, Page _____, _____ County, Georgia records.

2. **List Price and Listing Period.**
   a. The price at which the Property shall be listed for sale is $ 505,~~340~~ 320 ("List Price").
   b. **Commencement Date of Agreement:** 3/4/2024. This Agreement shall commence and be effective upon it being signed by Seller and Broker and a signed copy delivered to both parties.
   c. **Ending Date of Agreement:** 4/4/2024. This shall be the last full date of the Agreement after which it shall terminate and no longer be in effect unless the parties agree in writing to extend it.

3. **Marketing.** Broker agrees to file this listing with the following Multiple Listing Service(s): _____
   a. **DELIVERY OF AGREEMENT TO AND LISTING WITH MLS.** THIS AGREEMENT MUST BE TIMELY DELIVERED TO AND LISTED WITH THE ABOVE-REFERENCED MULTIPLE LISTING SERVICE(S) IN ACCORDANCE WITH THE RULES OF SUCH MULTIPLE LISTING SERVICE(S). THIS OBLIGATION SHALL CONTROL OVER ANY CONFLICTING OR INCONSISTENT LANGUAGE CONTAINED HEREIN.
   b. **Marketing Commencement Date:** _____ This shall be the date when the Property is first marketed to the public. Seller shall have the right, upon notice to Broker, to move this date up or back by not more than _____ days.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Sandy Carter IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.
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4. **Commission.** *[Select one or more of the following below.]*

a. **Commission to be Paid to Seller's Broker.** Seller agrees to pay Broker the following commission ("Commission") at the closing of any Contract to Sell (as that term is hereinafter defined) of the Property as follows:

☒ 3 percent (%) of the sales price;

☐ $_____;

☐ (other) _____.

b. **Seller Directs Seller's Broker to ☐ Pay or ☐ Not to Pay a Cooperating Broker a Portion of Seller's Commission Above.** (NOTHING HEREIN SHALL OBLIGATE SELLER TO DIRECT BROKER TO PAY ANY PORTION OF ITS COMMISSION TO A COOPERATING BROKER. IN SUCH EVENT, THE BUYER SHALL BE RESPONSIBLE FOR PAYING THE COOPERATING BROKER'S COMMISSION). If Seller's Broker is paying a cooperating broker a portion of its commission, it shall be in the amount set forth below, subject to the following exceptions:

☐ _____ percent (%) of the sales price;

☐ $_____;

☐ (other) _____.

Exceptions _____

☐ Check if an additional page(s) (F801) is attached (in which event, the same are incorporated herein).

c. **Separate Commission on Lease.** If Seller leases the Property or enters into a lease/purchase agreement or a lease with an option to purchase agreement during this Agreement, Seller shall also pay Broker a separate leasing commission in the amount of $_____ and as follows: _____

Notwithstanding any provision to the contrary contained herein, the payment of a leasing Commission (including in lease/purchase transactions or lease with an option to purchase transactions) shall not relieve Seller from paying the Commission at the closing of a Contract to Sell, as provided elsewhere in this Agreement.

5. **Protected Period.** The length of Protected Period, as that term is herein defined, shall be _____ days.

6. **Agency and Brokerage.**

a. The following are types of agency relationship(s) **NOT** offered by Broker:

☐ seller agency ☐ buyer agency ☐ designated agency ☒ dual agency ☐ sub-agency ☐ tenant agency ☐ landlord agency

b. If Broker offers dual agency as one of its agency relationships above, Seller ☐ does or ☐ does not consent to Broker acting in a dual agency capacity, as that agency relationship is explained in Section B.6(b) below and in the CB01 ABCs of Agency. Seller expressly consents to Broker acting in any other agency relationship offered by Broker.

7. **Lead-Based Paint Disclosure.** Federal law requires disclosure of lead-based paint in homes/residential properties, or a portion thereof, constructed prior to 1978. *[select one below]*

a. ☐ A dwelling on the Property, or portion thereof, was constructed prior to 1978, Seller agrees to complete and provide Broker with a signed Lead-Based Paint Disclosure Exhibit (F316) at the same time as the signing of this Agreement and is attached as Exhibit "___".

OR

b. ☒ No dwelling on the Property, or portion thereof, was constructed prior to 1978.

8. **Seller Has the Following Special Circumstances That Will Require Third-Party Approval Before Seller Can Do the Following:**

a. **List the Property for Sale:**

☐ (1) **Bankruptcy:** Seller has filed for bankruptcy protection and this Agreement is made contingent upon the bankruptcy court authorizing the listing of the Property for sale.

☐ (2) **Divorce:** Seller has filed for divorce and this Agreement is made contingent upon the court having jurisdiction over the divorce action authorizing the listing of the Property for sale.

☐ (3) **Other (Please describe):** _____

b. **Contract to Sell the Property:**

☐ (1) **Bankruptcy:** Seller has filed for bankruptcy protection. Any purchase and sale agreement for the sale of the Property will need to be conditioned upon the approval of the bankruptcy court.

☐ (2) **Divorce:** Seller has filed for divorce. Any purchase and sale agreement for the sale of the Property will need to be conditioned upon the approval of the court having jurisdiction over the divorce.

☐ (3) **Short Sale:** The sale of the Property will not generate sufficient proceeds to pay off the Broker's real estate commission and all mortgages or liens on the Property. Therefore, the purchase and sale agreement for the sale of the Property will need to be made contingent upon the mortgage lender(s) and other lien holders agreeing to take less than the face amount of what they are owed.

☐ (4) **Seller Not On Title:** Seller does not yet have title to the Property and the purchase and sale agreement for the Property ☐ will or ☐ will not need to be subject to Seller acquiring title to the Property.

☐ (5) **Other (Please describe):** _____

9. **Negotiation.** Seller ☒ does **OR** ☐ does not authorize the Broker to assist, to the extent requested by Seller, in negotiating the terms of and filling out a pre-printed form contracts for Seller's review and approval.

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B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.

1. **Exclusive Seller Brokerage Engagement Agreement.** Seller has the full authority to enter into this Agreement for the listing of Seller's Property for sale. This Agreement may not be amended except by the written agreement of Seller and Broker. The failure of the parties to adhere strictly to the terms and conditions of this Agreement shall not constitute a waiver of the right of the parties later to insist on such strict adherence. Seller is not a party to any other exclusive seller brokerage engagement agreement and all such previous agreements, if any, have expired and not been renewed. Seller acknowledges that Seller may have to pay a previous broker a real estate commission if Seller is subject to a current seller brokerage engagement agreement or has terminated a previous seller brokerage engagement agreement without the consent of the previous broker.

2. **List Price and Listing Period.**
   a. **List Price:** Seller agrees to list the Property for sale at the list price specified in this Agreement. The failure of the Property to be shown or sell at the list price may be an indication that the list price for the Property is too high.
   b. **Initial Listing Period When Property Is Under Contract to Sell:** If the Property is under a Contract to Sell, as that term is defined below, during the Listing Period, but the Listing Period expires prior to the closing, then the Listing Period shall be automatically extended through the closing of the Contract to Sell.
   c. **Extension:** If during the term of this Agreement, Seller and a prospective buyer enter into: 1) a real property purchase and sale agreement for the Property; 2) a contract to exchange property, including the Property; 3) an option contract for the sale of the Property; or 4) a contract to sell the shares or partnership or membership interests in the legal entity constituting Seller (hereinafter, collectively referred to in this Agreement as a "Contract to Sell") which is not consummated or closed for any reason whatsoever, then the Listing Period may be extended unilaterally by Broker for the number of days that Property was under the Contract to Sell (hereinafter, "Extension Period") by Broker providing written notice of the same to Seller within five (5) days of the Contract to Sell not being consummated but in no event later than prior to the expiration of this Agreement (hereinafter, "Notification Period"). If such written notice is not given before the end of the Notification Period, then the Extension Period for that transaction shall be deemed to have been waived by Broker.

3. **Marketing.**
   a. **Generally:** Broker is authorized to market and advertise Property for sale in any media of Broker's choosing, including the Internet and multiple listing services, and attempt to procure buyers for the Property in cooperation with other real estate brokers and their affiliated licensees. Seller acknowledges that in listing the Property in a multiple listing service, all members of multiple listing services and real estate related third parties will have access to Seller's listing information including images and recordings and the right to use all available technology to create, download, store, supplement and manipulate such listing information to assist Seller in the sale of the Property and for tracking and analyzing real estate transactions. As such, Broker may not always have control over aspects of the marketing of the Property. Any media created or purchased by Broker to be used in the marketing effort shall not belong to or be the property of the Seller and may not be copied, reproduced, or used by Seller or other third parties without the express written permission of the Broker. Seller warrants that any media provided or paid for by Seller is the property of the Seller. Seller agrees to indemnify the Broker for any claim by a third party related to the use of the provided media. Broker shall be allowed to use Seller provided materials, during the term of this Agreement, with any third-party for the purposes of marketing the property, and Seller acknowledges that Broker shall not be liable to Seller for the continued use of media by third-parties after the termination of the Agreement. Seller agrees not to place any advertisements on the Property or to advertise the Property for sale in any media except with the prior written consent of Broker. Broker is also hereby authorized to place Broker's "For Sale" sign on Property. If the Property is sold or a Contract to Sell the Property is entered into during the term of this Agreement, the Broker may advertise the Property (including images thereof) in any media of Broker's choosing as being "under contract" while a sale is pending and as being "sold" upon the closing of the Property (except nothing herein shall permit Broker to place a Sold sign on property no longer owned by Seller except with the written permission of the new owner).
   b. **Images:** Seller agrees to remove any personal property prior to listing the Property of which Seller does not want images to be so captured. Broker shall not be liable to Seller if other brokers or buyers take photographs, videos or use other technology to capture and manipulate images of the Property without the permission of the Seller and Broker.
   c. **Multiple Listing Service(s):** Broker agrees to file this Agreement with the above referenced Multiple Listing Service(s) within one (1) business day of the Marketing Commencement Date, which shall be the date the Property is made available to the public. Marketing of the property to the public includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks and applications available to the general public. Internal marketing that only goes to other licensees within the Seller's Broker's firm is not considered public facing marketing unless it is distributed to licensees outside of the brokerage firm. Seller acknowledges that the MLS(s) is/are not a party to this Agreement and is/are not responsible for errors or omissions on the part of Seller or Broker. Seller agrees to indemnify Service(s) from and against any and all claims, liabilities, damages or losses arising out of or related to the listing and sale of Property. Seller acknowledges that by virtue of listing the Property in MLS(s), all MLS(s) members and their affiliated licensees, will have access to Seller's listing information for the purpose of assisting Seller in the sale of the Property.
   d. **Consent of Seller to be Called:** If Seller is on a "Do Not Call List," Seller expressly consents to Broker calling Seller for any purpose related to the sale of the Property. This paragraph shall survive the termination of this Agreement.
   e. **Lockboxes:** A lockbox may be used in connection with the marketing of Property. There have been isolated instances of reported burglaries of homes on which lockboxes have been placed and for which the lockbox has been alleged to have been used to access the home. In order to minimize the risk of misuse of the lockbox, Broker recommends against the use of lockboxes on door handles that can be unscrewed from the outside or on other parts of the home from which the lockbox can be easily removed. Since prospective buyers and others will have access to Property, Seller agrees to either remove all valuables, prescription drugs and/or keys, or put them in a secure place.

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f. **No Marketing by Seller:** Seller is encouraged to communicate the availability of the Property for sale to friends and other acquaintances. However, since Broker has been hired to exclusively market and show the Property, Seller shall not, with respect to the sale of the Property, prepare and distribute marketing materials, hold open houses, put up signs regarding the Property, create websites for the Property, prepare flyers, brochures or videos or engage in other similar activities without the prior written consent of Broker.

4. **Commission.**
   a. **Obligation to Pay Commission:** In the event that Seller enters into a Contract to Sell or lease, lease/purchase, or lease with an option to purchase the Property or any portion thereof during the term of this Agreement with any buyer, seller agrees to pay Broker's Commission at the closing (regardless of whether the closing is during or after the term of this Agreement), and if applicable, Broker's Leasing Commission prior to the commencement of a lease, lease/purchase, or lease with an option to purchase.
   b. **Sharing of Broker's Commission with Cooperating Broker:** If Seller has directed Broker to share its Commission with a cooperating broker, as specified in Section A.4(b) above, it shall be shared with a cooperating broker, if any, who procures the buyer of the Property. If this Agreement specifies that no commission is being paid by the Seller's Broker to the cooperating broker, then no such commission obligation shall exist and the cooperating broker's commission shall be paid by buyer. Seller's Broker shall have no obligation to pay any cooperating broker who is not a participant of any of the Multiple Listing Service(s) in which the Property is listed a commission unless cooperating broker has negotiated and executed with the Seller's Broker a Co-Op Commission Agreement (F258).
   c. **Separate Commission on Lease:** Notwithstanding the above, if Seller leases real property or enters into a lease/purchase or lease with an option to purchase contract during this Agreement, Seller shall also pay Broker a separate Leasing Commission in the amount as indicated elsewhere in this Agreement. Notwithstanding any provision to the contrary contained herein, the payment of a leasing commission (including in lease purchase and lease with an option to purchase transactions) shall not relieve Seller from paying the Commission at the closing of a Contract to Sell, as provided elsewhere in this Agreement.

5. **Protected Period.** The Protected Period shall be the period of time set forth in this Agreement commencing upon the expiration or the unilateral termination of this Agreement by Seller during which Broker shall be protected for its Commission or Leasing Commission, as applicable. If this Agreement is unilaterally terminated by Seller without the consent of the Broker, the Protected Period shall be the number of days remaining on what would have been the original listing as of the date the Seller terminates the Agreement plus the number of days set forth as the Protected Period in Section A.5 of this Agreement. There shall be no Protected Period if Broker and Seller mutually agree to terminate this Agreement. In the event that during the Protected Period, Seller enters into a Contract to Sell or lease, lease/purchase, or lease with an option to purchase of all or any portion of the Property which during the term of this Agreement was submitted to, identified or shown to any buyer (either in person or virtually), was provided specific information about or inquired about the Property, either directly or through a broker working with the buyer, then Seller shall pay Broker at closing or the commencement of the lease, lease/purchase, or lease with an option to purchase, as applicable, the Commission or Leasing Commission set forth above.

   Notwithstanding the above, if this Agreement expires (and is not unilaterally terminated by Seller) an exception to the above Commission obligations shall apply and no Commission or Leasing Commission, as applicable, shall be due, owing or paid to Broker if Seller enters into a Contract to Sell or lease, lease/purchase, or lease with an option to purchase all or any portion of the Property during the Protected Period by or through another licensed broker with whom Seller has signed an exclusive seller brokerage engagement agreement. This exception shall not apply if the Agreement is unilaterally terminated by Seller. The Commission rights and obligations set forth herein shall survive the termination of this Agreement.

6. **Agency and Brokerage.**
   a. **Broker's Policy on Agency:** Unless Broker has indicated elsewhere herein that Broker is not offering a specific agency relationship, the types of agency relationships offered by Broker are: seller agency, buyer agency, designated agency, dual agency, sub-agency, landlord agency, and tenant agency.
   b. **Dual Agency Disclosure:** *[Applicable only if Broker's agency policy is to practice dual agency and Seller has consented to Broker acting in a dual agency capacity.]* If Seller and a prospective buyer are both being represented by the same Broker and the Broker is not acting in a designated agency capacity, Seller is aware that Broker is acting as a dual agent in this transaction and hereby consents to the same. Seller has been advised that:
      (1) In serving as a dual agent, Broker is representing two parties, Seller and the buyer, as clients whose interests are or at times could be different or even adverse;
      (2) Broker will disclose all adverse, material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from either party which is not otherwise required to be disclosed by law;
      (3) Seller does not have to consent to dual agency. The consent of the Seller to dual agency has been given voluntarily in Section A and the Seller has read and understands this Agreement.
      (4) Notwithstanding any provision to the contrary contained herein, Seller hereby directs Broker, while acting as a dual agent, to keep confidential and not reveal to the other party any information which could materially and adversely affect their negotiating position except as required by law.
      (5) Broker or Broker's affiliated licensees will timely disclose to each party the nature of any material relationship with other party other than that incidental to the transaction. A material relationship shall mean any actually known personal, familial, or business relationship between Broker and a party which would impair the ability of Broker to exercise fair and independent judgment relative to another client. The other party whom Broker may represent in the event of dual agency may not be identified at the time Seller enters into this Agreement. If any party is identified after the Agreement and has a material relationship with Broker, then Broker shall timely provide to Seller a disclosure of the nature of such relationship.
      (6) Upon signing this brokerage engagement with the dual agency disclosures contained herein, Seller's consent to dual agency is conclusively deemed to have been given and informed in accordance with state law, provided that Seller has consented to Broker acting in a dual agency capacity in Section A(6) above.

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c. **Designated Agency Disclosure:** *[Applicable only if Broker's agency policy is to practice designated agency.]* Seller does hereby consent to Broker acting in a designated agency capacity in transactions in which Broker is representing Seller and a prospective buyer, but where Broker assigns one or more of its affiliated licensees exclusively to represent the Seller and one or more of its other affiliated licensees exclusively to represent the prospective buyer.

d. **No Other Adverse Agency Relationships:** Unless specified herein, Broker has no other known agency relationships with other parties which would conflict with any interests of Seller (except that Broker may represent other buyers, sellers, landlords, and tenants in buying, selling or leasing property).

7. **Lead-Based Paint Disclosure.** *As required by federal law (Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X)*, if any portion of a residential dwelling was built prior to 1978, the Lead-Based Paint Disclosure Exhibit (F316) is hereby attached as an exhibit to this Agreement. The term "residential dwelling" includes any painted fixture or material used therein that was built or manufactured prior to 1978. Broker is hereby authorized to distribute any Lead-Based Paint Exhibit to buyer interested in Property.

8. **Special Circumstances.**
   a. The sale of Property is contingent upon a third party's approval as indicated above. It shall be Seller's responsibility to seek to fulfill any contingency or condition selected herein, if any, and ensure that the purchase and sale agreement is made subject to any such contingency or condition.
   b. Broker agrees to keep confidential all information which Seller asks to be kept confidential by express request or instruction unless Seller permits such disclosure by subsequent word or conduct or such disclosure is required by law. Seller acknowledges, however, that buyer and buyer's broker may possibly not treat any offer made by Seller (including its existence, terms and conditions) as confidential unless those parties have entered into a Confidentiality Agreement with Seller.
   c. Broker may not knowingly give customers false information.
   d. In the event of a conflict between Broker's duty not to give customers false information and the duty to keep the confidences of Seller, the duty not to give customers false information shall prevail.

9. **Negotiation.** While Broker may assist Seller in negotiating the terms of a Contract to Sell, if Seller has elected to have Broker assist in this role, all decisions regarding price, terms and other conditions in a Contract to Sell shall still be made by Seller.

C. OTHER TERMS AND CONDITIONS

1. **Seller's Property Disclosure Statement.** Georgia Law (O.C.G.A. §51-6-2) requires that a Seller disclose known latent defects in the Property which could not be observed by Buyer upon a reasonable inspection of the Property. This is the case even if the Property is sold in "as-is" condition. Within three (3) days of the date of this Agreement, Seller agrees to provide Broker with a current, fully executed Seller's Property Disclosure Statement (F301, F304 or F307) or Disclosure of Latent Defects & Fixtures Checklist (F302). Broker is hereby authorized to distribute the Seller's Property Disclosure Statement to buyers interested in Property. Seller agrees to promptly update any of the above-referenced disclosure documents through the Closing should any changes occur.

2. **HAZARDOUS CONDITIONS ON PROPERTY.** SELLER ACKNOWLEDGES THAT BROKER HAS NO DUTY TO INSPECT THE PROPERTY FOR DEFECTS, HAZARDOUS CONDITIONS, REPAIRS OR ANY OTHER MATTER. SELLER OWES A DUTY OF REASONABLE CARE TO KEEP THE PROPERTY SAFE FOR PROSPECTIVE BUYERS AND THEIR AGENTS, INVITEES AND CONTRACTORS WHO VIEW AND/OR INSPECT THE PROPERTY. THIS DUTY INCLUDES A DUTY TO WARN ALL SUCH PERSONS OF DANGEROUS CONDITIONS THAT WOULD NOT BE OBVIOUS TO SUCH PERSONS. TO MINIMIZE SELLER'S POTENTIAL LIABILITY, SELLER IS ENCOURAGED TO CORRECT ALL HAZARDOUS CONDITIONS ON THE PROPERTY. SELLER AGREES TO INDEMNIFY AND HOLD BROKER HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, CAUSES OF ACTION, SUITS AND DAMAGES ARISING OUT OF OR RELATING TO A PERSON OR PERSONS BEING INJURED OR HARMED WHILE ON THE PROPERTY.

3. **Limits on Broker's Authority and Responsibility.** Seller acknowledges and agrees that Broker:
   a. may show other properties to prospective buyers who are interested in Property;
   b. shall have no duty to inspect the Property or advise buyer or Seller on any matter relating to the Property which could have been revealed through a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, tests for radon, asbestos, mold, and lead-based paint; inspection of the Property by a licensed home inspector, construction expert, structural engineer, or environmental engineer; review of this Agreement and transaction by an attorney, financial planner, mortgage consultant, or tax consultant; and consulting appropriate governmental officials to determine, among other things and without limitation, the zoning of the Property, the propensity of the Property to flood, flood zone certifications, whether any condemnation action is pending or has been filed or other nearby governmental improvements are planned. Seller acknowledges that Broker does not perform or have expertise in any of the above tests, inspections, and reviews or in any of the matters handled by the professionals referenced above. Seller should seek independent expert advice regarding any matter of concern to Seller relative to the Property and this Agreement. Seller acknowledges that Broker shall not be responsible to monitor or supervise or inspect any portion of any construction or repairs to Property and that such tasks fall outside the scope of real estate brokerages services;
   c. shall owe no duties to Seller nor have any authority on behalf of Seller other than what is set forth in this Agreement;
   d. shall make all disclosures required by law;
   e. shall not be responsible for ensuring that Seller complies with the duties and deadlines contained in any Contract to Sell entered into by Seller and that Seller shall be solely responsible for the same; and
   f. shall be indemnified and held harmless by Seller from any and all claims, causes of action, or damages arising out of or relating to:
      (1) inaccurate and/or incomplete information provided by Seller to Broker;
      (2) earnest money handled by anyone other than Broker;

(3) Seller's negligence or intentional wrongdoing;
(4) any loss or theft of valuables, prescription drugs, keys, or other personal property, relating to the use of a lockbox or an open house resulting from Seller's failure to remove or secure the same;
(5) the existence of undisclosed material facts about the Property or the transaction; and
(6) any damages or injuries occurring on the Property as a result of dangerous or defective conditions on the Property or the failure to secure or restrain pets.

g. shall have no authority to bind Seller to any Contract to Sell or give notices on behalf of Seller other than to forward, if requested by Seller, a notice signed by Seller pertaining to a real estate transaction. Under the standard GAR Purchase and Sale Agreement Forms, notice received by the Broker is deemed to be notice received by the Seller.

4. **LIMIT ON BROKER'S LIABILITY. SELLER ACKNOWLEDGES THAT BROKER:**
   a. **SHALL, UNDER NO CIRCUMSTANCES, HAVE ANY LIABILITY GREATER THAN THE AMOUNT OF THE REAL ESTATE COMMISSION PAID HEREUNDER TO BROKER (EXCLUDING ANY COMMISSION AMOUNT PAID TO A COOPERATING REAL ESTATE BROKER, IF ANY) OR, IF NO REAL ESTATE COMMISSION IS PAID TO BROKER, THEN THE SUM OF $100; AND**
   b. **NOTWITHSTANDING THE ABOVE, SHALL HAVE NO LIABILITY IN EXCESS OF $100 FOR ANY LOSS OF FUNDS AS THE RESULT OF WIRE OR CYBER FRAUD.**

5. **Disclosure of Potentially Fraudulent Activities as required by the Georgia Residential Mortgage Fraud Act (O.C.G.A. § 16-8-100 et seq.)**
   a. To help prevent fraud in real estate transactions, Seller does hereby give Broker permission to report any suspicious, unusual and/or potentially illegal or fraudulent activity (including but not limited to mortgage fraud) to:
      (1) Governmental officials, agencies and/or authorities and/or
      (2) Any mortgage lender, mortgage insurer, mortgage investor and/or title insurance company which could potentially be harmed if the activity was in fact fraudulent or illegal.
   b. Seller acknowledges that Broker does not have special expertise with respect to detecting fraud in real estate transactions. Therefore, Seller acknowledges that:
      (1) Activities which are fraudulent or illegal may be undetected by Broker; and
      (2) Activities which are lawful and/or routine may be reported by Broker as being suspicious, unusual or potentially illegal or fraudulent.

6. **Miscellaneous.**
   a. **Arbitration:** All claims arising out of or relating to this Agreement and the alleged acts or omissions of any or all the parties hereunder shall be resolved by arbitration in accordance with the Federal Arbitration Act 9 U.S.C. § 1 et. seq. and the rules and procedures of the arbitration company selected to administer the arbitration. Upon making or receiving a demand for arbitration, the parties shall work together in good faith to select a mutually acceptable arbitration company with offices in Georgia to administer and conduct the arbitration. If the parties cannot mutually agree on an arbitration company, the company shall be selected as follows. Each party shall simultaneously exchange with the other party a list of three arbitration companies with offices in Georgia acceptable to that party to administer and conduct the arbitration. If there is only one (1) arbitration company that is common to both lists, that company shall administer and conduct the arbitration. If there is more than one arbitration company that is common to both lists, the parties shall either mutually agree on which arbitration company shall be selected or flip a coin to select the arbitration company. If there is not initially a common arbitration company on the lists, the parties shall repeat the process by expanding their lists by two each time until there is a common name on the lists selected by the parties. The decision of the arbitrator shall be final and the arbitrator shall have authority to award attorneys' fees and allocate the costs of arbitration as part of any final award. All claims shall be brought by a party in his or her individual capacity and not as a plaintiff or class member in any purported class or representative proceeding. The arbitrator may not consolidate more than one person's claims, and may not otherwise preside over any form of a representative or class proceeding. Notwithstanding anything to the contrary contained herein, this agreement to arbitrate shall not apply to: (1) any claim regarding the handling and disbursement of earnest money; and (2) any claim of Broker regarding the entitlement to or the non-payment of a real estate commission hereunder.
   b. **Assignability:** As part of a sale of all or substantially all of the assets of Broker to another brokerage firm, Seller consents to this Agreement being assigned by Broker to the other brokerage firm. In such event, the assignee, upon consenting to the assignment, shall: (1) thereafter be responsible for performing all of the duties and responsibilities of the assignor under this Agreement; and (2) have all of the rights of assignor including the right to receive the commissions under the Agreement.
   c. **Attorney's Fees:** In the event this Agreement, or any provision therein, is enforced through or is the subject of a dispute resulting in litigation or arbitration, the prevailing party shall be entitled to recover its actual attorney's fees, reasonably incurred.
   d. **Broker:** Where the context indicates the term "Broker" shall include Broker's affiliated licensees.
   e. **Definition of Seller and Buyer:** For the purposes of this section, the term "Seller" shall include Seller, all members of the Seller's immediate family, any legal entity in which Seller or any member of Seller's immediate family owns or controls, directly or indirectly, more than ten percent (10%) of the shares or interests therein, and any third party who is acting under the direction or control of any of the above parties. For the purposes of this Agreement, the term "buyer" shall include buyer, all members of the buyer's immediate family, any legal entity in which buyer or any member of buyer's immediate family owns or controls, directly or indirectly, more than ten percent (10%) of the shares or interests therein, and any third party who is acting under the direction or control of any of the above parties.
   f. **Entire Agreement:** This Agreement represents the entire agreement of the parties with respect to listing of the Property for sale and is intended to supersede all prior written and verbal agreements of the parties hereto. No representation, statement, promise, or inducement not contained herein shall be binding on either party hereto. This Agreement shall be binding on the heirs of the Seller.

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g. **Fair Housing Disclosure:** Seller acknowledges that Broker is committed to providing equal housing opportunities to all persons and that Seller and Broker are obligated to comply with state and federal fair housing laws in selling the Property. Seller and Broker agree not to discriminate in the sale of the Property on the basis of race, color, religion, national origin, sex, familial status, disability, sexual orientation or gender identity.

h. **FIRPTA Affidavit:** Unless Seller is a "foreign person", as that term is defined in Section 1445(f)(3) of the Internal Revenue Code, Seller shall deliver to the closing attorney at closing a FIRPTA (Foreign Investment in Real Property Tax Act) Affidavit indicating that Seller is not a "foreign person". If Seller is a "foreign person", additional taxes may need to be withheld at closing.

i. **GAR Forms:** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form, he or she should consult an attorney. Provisions in the GAR Forms are subject to differing interpretations by our courts other than what the parties may have intended. At times, our courts may strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.

j. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is held to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.

k. **Independent Contractor Relationship:** This Agreement shall create an independent contractor relationship between Broker and Seller. Broker shall at no time be considered an employee of Seller. Unless otherwise stipulated, all affiliated licensees of Broker are independent contractors of Broker.

l. **No Imputed Knowledge:** Seller acknowledges and agrees that with regard to any property which Seller intends to sell, there shall be no knowledge imputed between Broker and Broker's licensees or between the different licensees of Broker. Broker and each of Broker's licensees shall be deemed to have only actual knowledge of such properties.

m. **Notices Between Seller and Broker:**

(1) Communications Regarding Real Estate Transactions: Seller acknowledges that many communications and notices in real estate transactions are of a time sensitive nature and that the failure to be available to receive such notices and communications can have adverse legal, business and financial consequences. During the term of this Agreement, Seller agrees to remain reasonably available to receive communications from Broker.

(2) Notices between Broker and Seller Regarding this Agreement: Seller and Broker agree that communications and notices between them regarding the terms of this Agreement shall be in writing, signed by the party giving the notice, and may be delivered in person or to any address, e-mail address and/or facsimile number to the person to whom the communication or notice is being given specifically set forth in this Agreement. It is the intent of the parties that those means of transmitting notices for which a party has not provided an address or number shall not be used for receiving notices and communications. For example, if a party has not provided an e-mail address in this Agreement, it shall mean that the party is not accepting notices or communications sent by this means.

n. **Referrals:** Seller hereby authorizes Broker to refer Seller to another real estate licensee or broker for brokerage or relocation services, or to a builder for services, not related to the sale of the Property. Seller acknowledges and agrees that Broker may receive a valuable consideration for the referral.

o. **Statute of Limitation:** All claims of any nature whatsoever against Broker and/or their affiliated licensees, whether asserted in litigation or arbitration and sounding in breach of contract and/or tort, must be brought within two (2) years from the date any claim or *cause of action arises. Such actions shall thereafter be time-barred.*

p. **Survival:** The rights and obligations of Broker to a commission subsequent to the termination or expiration of this Agreement as set forth herein, the limitation of liability, the obligation to arbitrate and indemnify Broker and other similar provisions that by their terms are meant to protect Broker shall survive the termination of this Agreement.

q. **Third Party Vendors:** Broker may provide Seller with the names of vendors to perform services on behalf of Seller relative to real estate transactions involving Seller. Broker does not warrant or endorse the performance of any such vendor and the names of vendors are provided solely as a courtesy and starting point for Seller to identify possible vendors to perform services on behalf of Seller. Seller agrees to do his or her own due diligence regarding the skills, expertise and reputation of all such vendors performing services for Seller and the terms of all contracts with vendors (including whether there is a limitation of liability in such contracts). All decisions regarding which vendor to hire shall be solely that of Seller.

r. **Time of Essence:** Time is of the essence of this Agreement.

s. **Use of Initials "N/A":** The use of the initials "N/A" or "N.A." in filling out a blank in this Agreement shall mean "not applicable".

7. **Broker's and Seller's Duties.**

a. **Broker's Duties to Seller.** Broker shall promote the interests of the Seller by:

(1) seeking a sale price at the price and terms stated in this Agreement or at a price and terms acceptable to Seller; provided, however, Broker shall not be obligated to seek additional offers to purchase the Property while the Property is subject to a Contract to Sell, unless brokerage engagement so provides;

(2) timely presenting all offers to and from the Seller, even when Property is subject to a Contract to Sell;

(3) disclosing to the Seller material facts which the Broker has actual knowledge concerning the transaction;

(4) advising Seller to obtain expert advice as to material matters which are beyond the expertise of Broker; and

(5) timely accounting for all money and property received in which the Seller has or may have an interest.

b. Broker shall keep confidential all information received by Broker during the course of the engagement which is made confidential by an express request or instruction from Seller unless Seller permits such disclosure by subsequent word or conduct, or such disclosure is required by law; provided, however, that disclosures between Broker and any of Broker's affiliated licensees assisting Broker in representing Seller shall not be deemed to breach the duty of confidentiality described above.

c. **Seller's Duties.** Seller will do the following:
   (1) cooperate with Broker to sell the Property to prospective buyers and will refer all inquiries concerning the sale of Property to the Broker during the term of this Agreement;
   (2) make the Property available for showing at reasonable times as requested by Broker;
   (3) provide Broker with accurate information regarding the Property (including information concerning all adverse material facts pertaining to the physical condition of Property);
   (4) comply with all local, state and federal laws applicable to the sale of the Property; and
   (5) carefully read all Contracts to Sell before signing them and comply with all duties and all time deadlines contained therein.

8. **Seller Default.**

a. **Events Constituting a Seller Default.** Seller shall be in breach of this Agreement if Seller:
   (1) Terminates this Agreement prior to the end of the Agreement without the prior written agreement of Broker. Broker removing the listing from multiple listing service(s), taking down Broker's sign, ceasing to market the Property after this Agreement is unilaterally terminated by Seller and other similar activities shall not be evidence of the Broker's agreement to mutually terminate this Agreement, but shall instead merely be an acquiescence by Broker of the unilateral termination by Seller;
   (2) Defaults under any Contract to Sell the Property resulting in such contract not closing;
   (3) Agrees with a buyer of the Property to terminate a Contract to Sell without the consent of Broker; or
   (4) Refuses to accept a lawful, bona fide, written offer to purchase the Property meeting the following terms and conditions at a time when the Property is not otherwise under contract:
      (a) The purchase price in the offer, after deducting all fees, costs and contributions to be paid by the Seller (other than the real estate brokerage commission to be paid by Seller and the Seller's payment of ad valorem real property taxes through the date of closing) is for at least the full listing price set forth herein and is to be paid in cash or cash equivalent at the closing;
      (b) The offer is not subject to contingencies, conditions precedent, due diligence periods, or required terms other than those set forth herein;
      (c) The offer is not subject to Seller warranties or representations other than: (i) those warranties the Seller agrees to provide in any Seller's Property Disclosure Statement the Seller has filled out and made available to prospective buyers for inclusion in any offer, and (ii) the Seller warranting to convey good and marketable title (which for all purposes herein shall have the same meaning as set forth in the GAR Purchase and Sale Agreements) to the Property at closing by limited warranty deed; and
      (d) The date of closing in the offer is not less than thirty (30) days nor more than forty-five (45) days from the offer date.

   Notwithstanding the above, in the event there are multiple offers to purchase the Property meeting the above criteria, Seller shall not be in breach of this Agreement if the Seller first gives the prospective buyers a reasonable opportunity (not exceeding ten (10) days from the date of the first offer) to make their best offer to purchase the Property and Seller accepts one of the offers.

b. **Broker Remedies for Seller Default.** Seller shall immediately pay Broker the Commission referenced herein for any of the Seller defaults above, except for Seller unilaterally terminating this Agreement prior to the end of the Listing Period (as the same may have been extended as provided for herein). With respect to this event of default, Seller's obligation to pay Broker its Commission shall be controlled by the Protected Period sections of this Agreement.

c. **Seller Default.** In the event Seller defaults under this Agreement, Seller shall, in addition to its other obligations set forth elsewhere herein, immediately reimburse Broker for the out-of-pocket costs and expenses incurred by Broker and Broker's affiliated licensees in seeking to market and sell the Property. Such costs and expenses shall include, without limitation, printing, and copying charges, mileage at the highest rate allowed by the IRS as a business deduction and expenses to advertise the Property in various media. Seller shall also pay all costs, fees and charges for removing the listing from any multiple listing service. The payment of these costs, fees, charges and expenses by Seller shall not waive or limit Broker's right to assert any other claim, cause of action or suit (hereinafter collectively, "Claims") against Seller for Broker's Commission and /or other damages and shall not release Seller from such Claims. Notwithstanding the above, the amount of such fees, charges, costs and expenses paid by Seller to Broker hereunder shall be an offset against any Claim of Broker for a Commission.

9. **WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD.** Fraudulent e-mails attempting to get the buyer and/or seller to wire money to criminal computer hackers are increasingly common in real estate transactions. Specifically, criminals are impersonating the online identity of the actual mortgage lender, closing attorney, real estate broker or other person or companies involved in the real estate transaction. In that role, the criminals send fake wiring instructions attempting to trick buyers and/or sellers into wiring them money related to the real estate transaction, including, for example, the buyer's earnest money, the cash needed for the buyer to close, and/or the seller's proceeds from the closing. These instructions, if followed, will result in the money being wired to the criminals. In many cases, the fraudulent email is believable because it is sent from what appears to be the email address/domain of the legitimate company or person responsible for sending the buyer or seller wiring instructions. The buyer and/or seller should verify wiring instructions sent by email by independently looking up and calling the telephone number of the company or person purporting to have sent them. Buyers and sellers should never call the telephone number provided with wiring instructions sent by email since they may end up receiving a fake verification from the criminals. Buyer and sellers should be on special alert for: 1) emails directing the buyer and/or seller to wire money to a bank or bank account in a state other than Georgia; and 2) emails from a person or company involved in the real estate transaction that are slightly different (often by one letter, number, or character) from the actual email address of the person or company.

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10. **Brochures.** Brochures referenced herein are prepared courtesy of GAR. The recommendations contained therein are general in nature and may not be applicable to the transaction reflected in this Agreement, and are not intended to either be exhaustive or specific advice that Seller should rely on without Seller first consulting with independent experts and professionals of Seller's own choosing to ensure that Seller is protected.

The following Brochures have been received by the Seller(s): (Check all that apply. Any box not checked means the Seller(s) has not received that brochure or other consumer information)

- ☐ GAR CB01 – The ABC's of Agency
- ☐ GAR CB04 – Lead Based Paint Pamphlet
- ☐ GAR CB07 – Mold Pamphlet
- ☐ GAR CB08 – EPA Home Buyer's and Seller's Guide to Radon Pamphlet
- ☐ GAR CB10 – Protect Yourself When Selling Real Property
- ☐ GAR CB28 – What Buyers and Sellers Should Know About Short Sales and Distressed Properties
- ☐ Other: _____
- ☐ Other: _____

11. **Exhibits and Addenda.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement. If any such exhibit or addenda conflicts with any preceding paragraph (including any changes thereto made by the parties), said exhibit or addendum shall control:

- ☒ Legal Description Exhibit (F807 or other) "__A__"
- ☐ Lead-Based Paint Exhibit (F316) "_____"
- ☐ Retainer Fee Exhibit (F149) "_____"
- ☐ Other: _____
- ☐ Other: _____

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph, shall control:

☐ **Additional Special Stipulations (F246) are attached.**

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BY SIGNING THIS AGREEMENT, SELLER ACKNOWLEDGES THAT: (1) SELLER HAS READ ALL PROVISIONS AND DISCLOSURES MADE HEREIN; (2) SELLER UNDERSTANDS ALL SUCH PROVISIONS AND DISCLOSURES AND HAS ENTERED INTO THIS AGREEMENT VOLUNTARILY; AND (3) SELLER IS NOT SUBJECT TO A CURRENT SELLER BROKERAGE ENGAGEMENT AGREEMENT WITH ANY OTHER BROKER.

SELLER'S ACCEPTANCE AND CONTACT INFORMATION

City of Gainesville

1 Seller's Signature

Bryan Lackey, City Mgr. 2-29-24

Print or Type Name — Date

300 Henry Ward Way

Seller's Address for Receiving Notice

Gainesville, GA 30501

678-602-2249

Seller's Phone Number: ☒ Cell ☐ Home ☐ Work

blackey@gainesvillega.gov

Seller's E-mail Address

2 Seller's Signature

Print or Type Name — Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

☐ **Additional Signature Page (F146) is attached.**

BROKER / BROKER'S AFFILIATED LICENSEE CONTACT INFORMATION

Don Carter Realty co.

Brokerage Firm

DCRC — MLS Office Code

H-649 — Brokerage Firm License Number

Doug Carter

Broker/Affiliated Licensee Signature

770-536-1087 — Broker's Phone Number

Fax Number

Doug Carter — Print or Type Name

2-28-24 — Date

200 Broad Street Gainesville Ga. 30501

Broker's Address

770-539-4867 — Licensee's Phone Number

Fax Number

doug@doncarterrealty.com

Licensee's E-mail Address

139536

GA Real Estate License Number

Hall County

REALTOR® Membership

RECEIPT OF A COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED BY SELLER.

The above Agreement is hereby accepted 9 o'clock A .m. on the date of 2-29-24.

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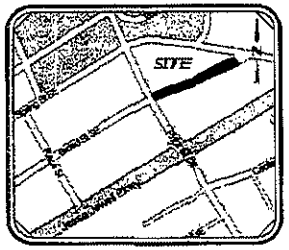
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.

Said parcel contains 0.580 acres or 25,266 square feet.



VICINITY MAP
SCALE: NTS

SURVEYORS CERTIFICATE

THIS IS TO CERIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

6/17/14
RICHARD E. MILLARD, GEORGIA RLS #3044 DATE
remillard@rochester-assoc.com
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LSF-000484

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.

Said parcel contains 0.580 acres or 25,266 square feet.

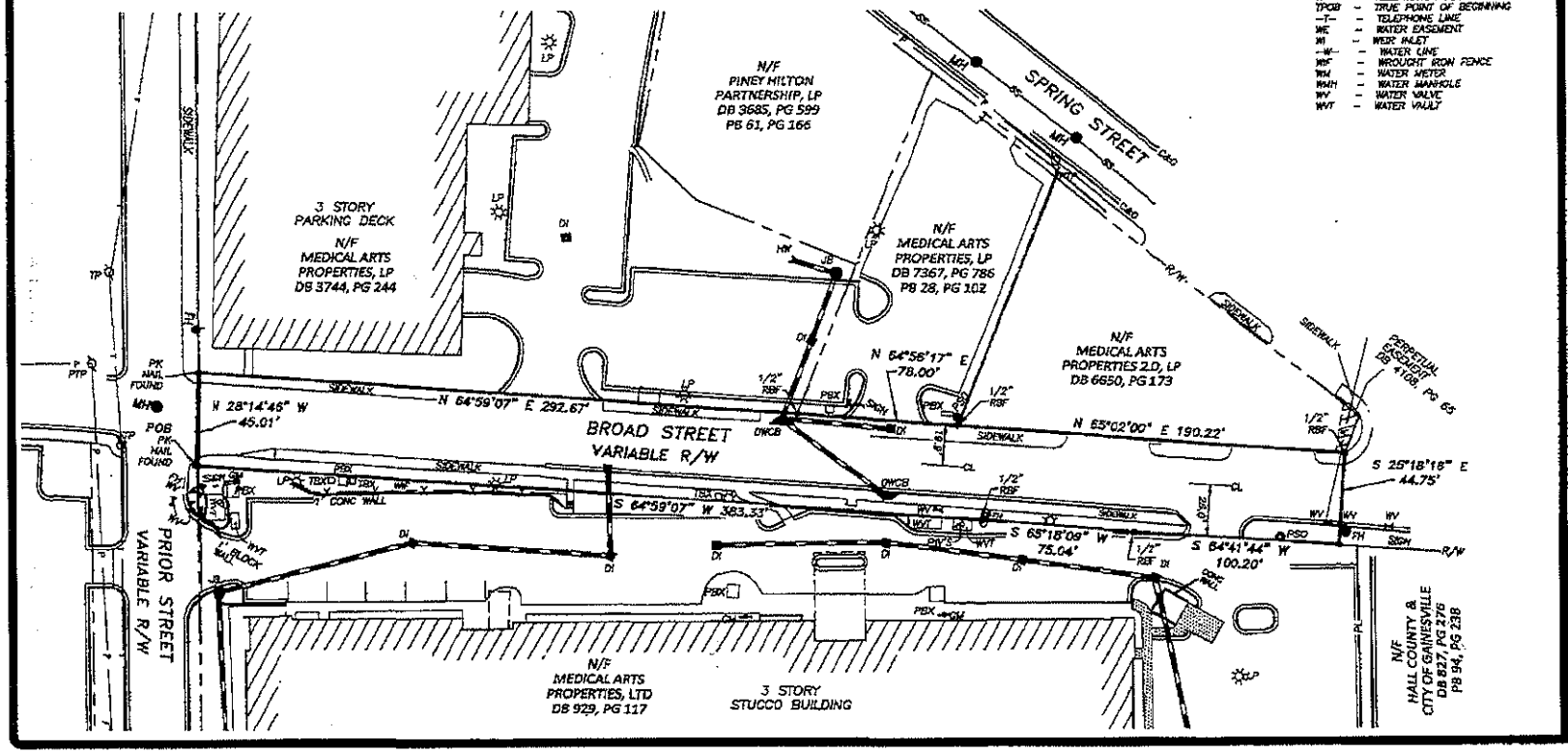
SURVEY NOTES

1. THE FIELD DATA, COLLECTED BETWEEN 10-14-08 & 10-16-08, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ON FOOT IN 47,524 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GTS-313 TOTAL STATION WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 102,885 FEET.
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA AS SHOWN ON PANEL NO. 13139C0187F, DATED SEPTEMBER 26, 2006.
4. THE BEARING BASE FOR THIS PLAT IS BASED UPON "MAGNETIC NORTH" AND CALCULATED FROM FIELD ANGLES TURNED.
5. EASEMENTS, IF ANY, ALONG UTILITIES DEPICTED HEREON ARE NOT KNOWN. NO RECORDED DOCUMENTATION, OTHER THAN THOSE DESCRIBED HEREON COULD BE OBTAINED BY THIS SURVEYOR TO CLARIFY THE MATTER ANY FURTHER THAN SHOWN HEREON.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND, VISIBLE STRUCTURES BEING CONNECTED TOGETHER IN THE MOST LOGICAL MEANS POSSIBLE. ALL UNDERGROUND UTILITIES, HOWEVER, SHOULD BE REFERENCED AS APPROXIMATE IN LOCATION.
7. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. USE BY ANY THIRD PARTIES IS AT THEIR OWN RISK.

LEGEND

AIF	-	ANGLE IRON FOUND
C&G	-	CURB & GUTTER
CI	-	CURB INLET
CL	-	CENTER LINE
CLF	-	CHAIN LINK FENCE
CMF	-	CONCRETE MONUMENT FOUND
CMP	-	CORRUGATED METAL PIPE
CNS	-	CONCRETE NAIL SET
CO	-	CLEANOUT
CONC	-	CONCRETE
DB/PG	-	DEED BOOK, PAGE
DI	-	DROP INLET
DP	-	DUMPSTER PAD
DWCB	-	DOUBLE-WING CATCH BASIN
EP	-	EDGE OF PAVEMENT
FH	-	FIRE HYDRANT
GM	-	GAS METER
GP	-	GUY POLE
GV	-	GAS VALVE
GW	-	GUY WIRE
HW	-	HEADWALL
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET
JB	-	JUNCTION BOX
LP	-	LIGHT POLE
MH	-	MANHOLE
N/F	-	NOW OR FORMERLY
-P-	-	POWER LINE
PB/PG	-	PLAT BOOK, PAGE
PBX	-	POWER BOX
PKNS	-	PK NAIL SET
PIV	-	PRESSURE INDICATOR VALVE
PL	-	PROPERTY LINE
PM	-	POWER METER
POB	-	POINT OF BEGINNING
PSO	-	POWER STUBOUT
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
REF	-	REBAR FOUND
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
-SS-	-	SANITARY SEWER LINE
SQ. FT.	-	SQUARE FEET
SSE	-	SANITARY SEWER EASEMENT
SW	-	SIDEWALK
SWCB	-	SINGLE-WING CATCH BASIN
TBX	-	TELEPHONE BOX
TF	-	TRANSFORMER
TMH	-	TELEPHONE MANHOLE
TP	-	TELEPHONE POLE
TPOB	-	TRUE POINT OF BEGINNING
-T-	-	TELEPHONE LINE
WE	-	WATER EASEMENT
WI	-	WEIR INLET
-W-	-	WATER LINE
WIF	-	WROUGHT IRON FENCE
WM	-	WATER METER
WMH	-	WATER MANHOLE
WV	-	WATER VALVE
WVT	-	WATER VAULT

AREA
0.580 ACRES
25,266 SQ. FT



Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0808 (770)718.0060 Fax • www.rochester-assoc.com

RIGHT OF WAY PLAT FOR A PORTION OF
BROAD STREET
LAND LOT 148, 9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	6/17/14	REVISE ADJOINING OWNER

REVISIONS

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT'S SEAL.

DRAWING SCALE 0 10 20 40

SHEET 1 OF 1

DATE 05/22/2014
SCALE 1" = 40'
JOB NO. G1991S1.Inc
DRAWN BY RSA
FILE NO. 8097

APPRAISAL REPORT FOR:

City of Gainesville
Sale of a portion of Broad St
Located between Prior St and Spring St
Gainesville, Hall County, Georgia

OWNER OF RECORD:

The City of Gainesville

PREPARED FOR:

The City of Gainesville
Office of the City Attorney

PREPARED BY

W. McRae Greene
CG-1548
Greene Real Estate Service, Inc.
Gainesville, Georgia 30501

DATE OF REPORT AND VALUATION

February 23, 2024

GREENE REAL ESTATE SERVICES, INC.

APPRAISERS AND CONSULTANTS

POSTOFFICE BOX 811
GAINESVILLE, GEORGIA 30503
W. McRae Greene, Jr. President **Office 770-532-1245**
raeg44@gmail.com

Abbot Hayes, Jr. February 23, 2024
City Attorney
City of Gainesville, Georgia

RE: City of Gainesville
Sale of a portion of Broad St
0.58 acres / 25,266 square feet

Dear Mr. Hayes:

In regards to your request for a valuation and analysis of the abandonment of a portion of Broad St, may I advise that I have made a personal inspection of the property and analyzed the pertinent data necessary to form an opinion of value.

The project is the abandonment of the right of way of a portion of Broad Street which is a generally rectangular in shape and is approximately 45 ft. with a total area of 0.58 acres or 25,266 square feet. The present use is a public street connecting Prior Street and Spring Street and is abutted by medical offices and provides additional access from a parking garage.
All abutting properties are titled to Medical Arts Properties, LP.

The use of this property by the owners would allow them to utilize the abandoned street to the Highest and Best Use which would allow for benefits to the City by improving the area. The abandonment would not have a negative impact on local traffic and would benefit the adjoining property owner for pedestrian access safety and potential redevelopment of the site.

It is my opinion that the subject property has a current Fair Market Value in assemblage of $505,320.

Thank you for the opportunity to be of service in this matter.

Respectfully,

W. McRae Greene
GA Certified Appraiser - 1548

RESTRICTED USE APPRAISAL

Section 1 - Project Identification

City of Gainesville
Sale of a portion of Broad Street
0.58 acres / 25,266 square feet

Section 2 - Parcel Identification

Parcel Owner:	City of Gainesville
Adjoining Owner:	Medical Arts Properties, LP
Adjoining Parcels	01023 001006 01023 001003 01022 001004:
Area of Property	0.58 acres / 25,266 square feet

Section 3 - Owner Contact/Ownership Interests

Contact
The property owner is the client in this appraisal.

Inspection
The property was inspected by the appraiser on multiple occasions with the last being February 23, 2024

Occupancy
The property is a public street that has been used for access.

Rent
N/A

Title History
N/A

Section 4- Reporting Disclosure

This report is intended for the use of the client only. A general data book was not prepared and all the data necessary to properly understand this report is included herein.

Purpose and intended use of the appraisal:

The purpose of this appraisal is to estimate the Fair Market Value of the Fee Simple Interest in the property as an unimproved parcel and to estimate the contributory value of the underlying land to the adjoining owners to its Highest and Best Use.

Client and intended use of the appraisal:

This appraisal is being prepared for City of Gainesville. It is understood that this report will be used to determine the Fair Market Value of the abandonment of a portion of Broad Street Right of Way.

State and reference a definition of the value to be estimated:

The following definitions are those as stated in The Appraisal of Real Estate, Eleventh Edition, Appraisal Institute, p.23, 137 & 146

Market Value may be defined as:
The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this information are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a) Buyer and seller are typically motivated:
b) Both parties are well informed or well advised, and each acting in what they consider their best interest:
c) A reasonable time is allowed for exposure in the market:
d) Payment is made in terms of cash in United States dollars or in terms of finance arrangements comparable thereto: and
e) The price represent the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated by anyone with the sale.

Fee Simple Ownership may be defined as:
"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

Easement may be defined as:

"An easement is usually the right to perform a specific action on a particular parcel of property or a portion thereof, by the grantees who do not hold the underlying fee."

Exposure time:
Assumed to be adequate, sufficient, and reasonable. Effort for exposure is assumed to be adequate, sufficient and reasonable. Both items are assumed to precede the effective date of value. The time frame is an integral part of the appraisal analysis and is based on one or more of the following:

a) Statistical information about days on the market
b) Information gathered through sales verification; and
c) Interviews of market participants

Appraisal Type
This is an appraisal of unimproved and improved commercial property with the land only being valued.

Scope of Assignment
Extent and process of collecting, confirming and reporting all data - all data, which was considered to be pertinent to the valuation of the subject property was gathered. This included, but was not limited to, local and neighborhood economic trends, conformity of land uses, zoning and market sales data. These sales where researched to determine factors that would influence the sales price and their comparability to the subject. These sales were verified through the buyer, seller or other knowledgeable parties, and/or including the public records.

Describe any special limitations
All limiting conditions and assumptions that affect the analysis and conclusions are included in this report.

Section 5 - Local Government Requirements

Zoning

Classification:	Adjacent parcels are PUD (Planned Urban Development), OI (Office Institutional), and GB (General Business)
Governmental Jurisdiction:	City of Gainesville
Permitted Uses:	Access to Adjoining Properties
Restrictions:	Public Right of Way only

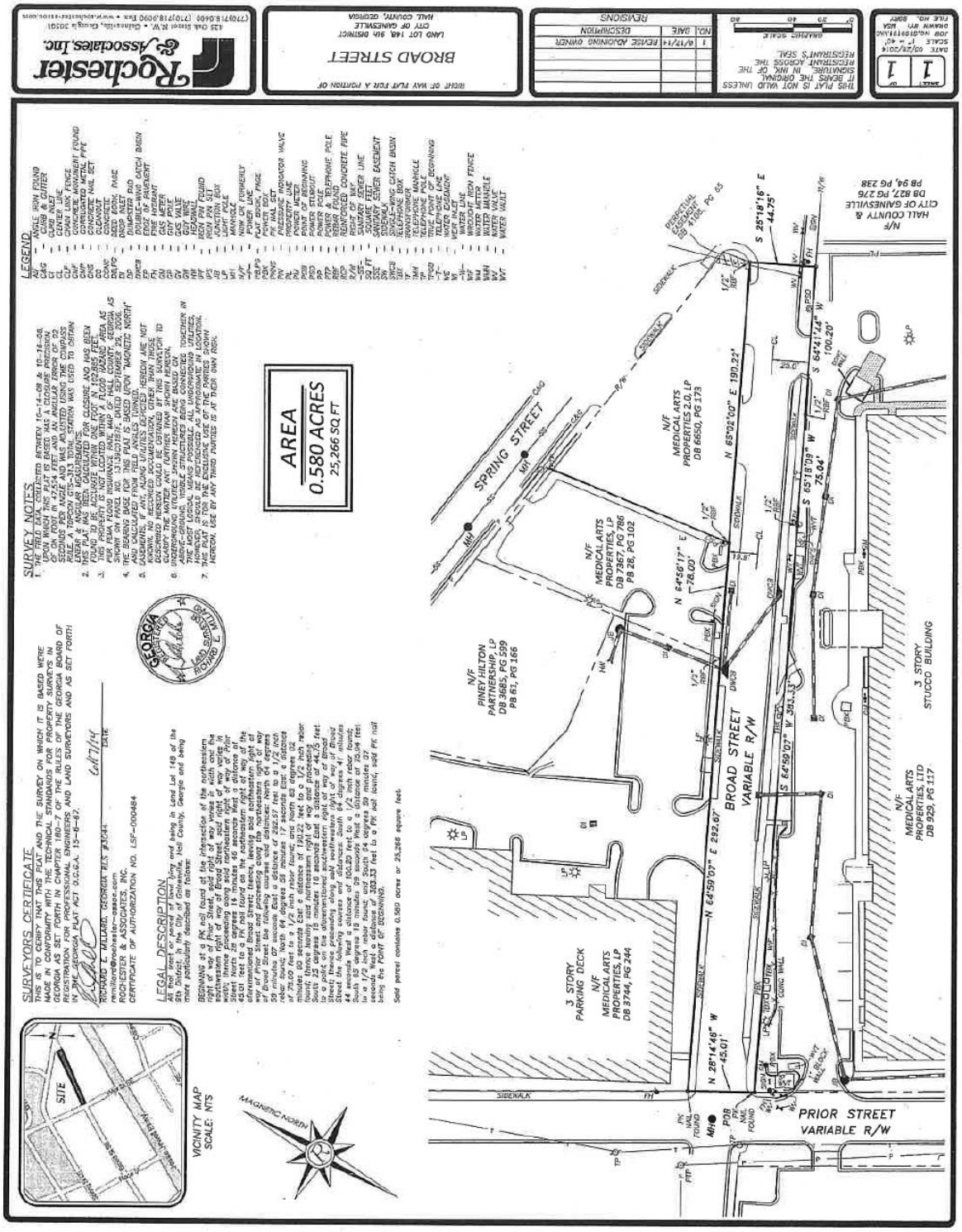
Section 6 - Property Description

The project is the abandonment of the right of way of a portion of Broad Street. This is a generally rectangular shaped area of approximately 45 ft. by approximately 560 ft. in length containing a total area of 0.58 acres or 25,266 square feet.

The present use is a public street connecting Prior Street and Spring Street. All of the public street is abutted by developed properties owned by Medical Arts Properties, LP and it provides additional access to other developed properties.

For description see aerial photos and tax maps and plats included in this report.

Subject Property



LEGAL DESCRIPTION

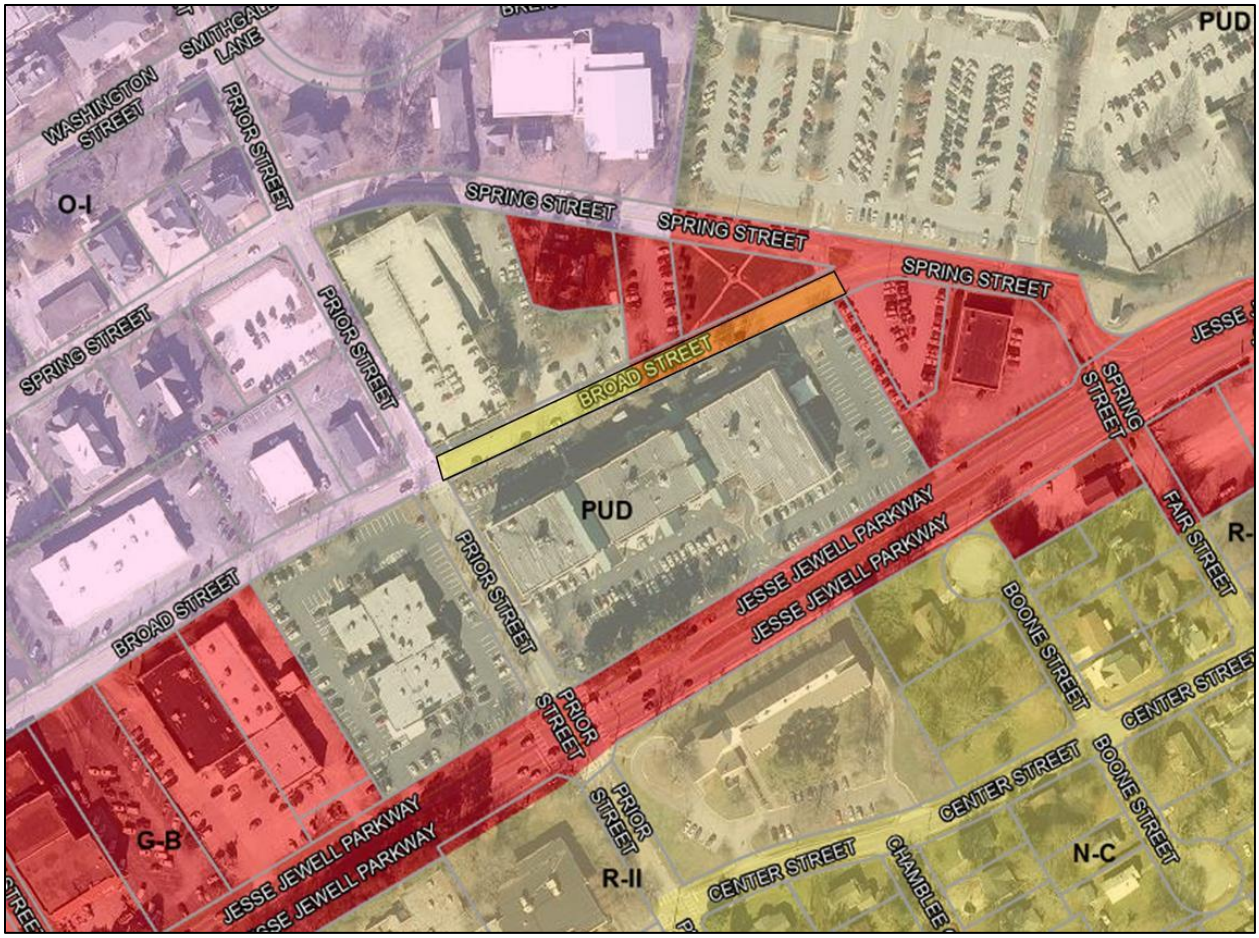
All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.

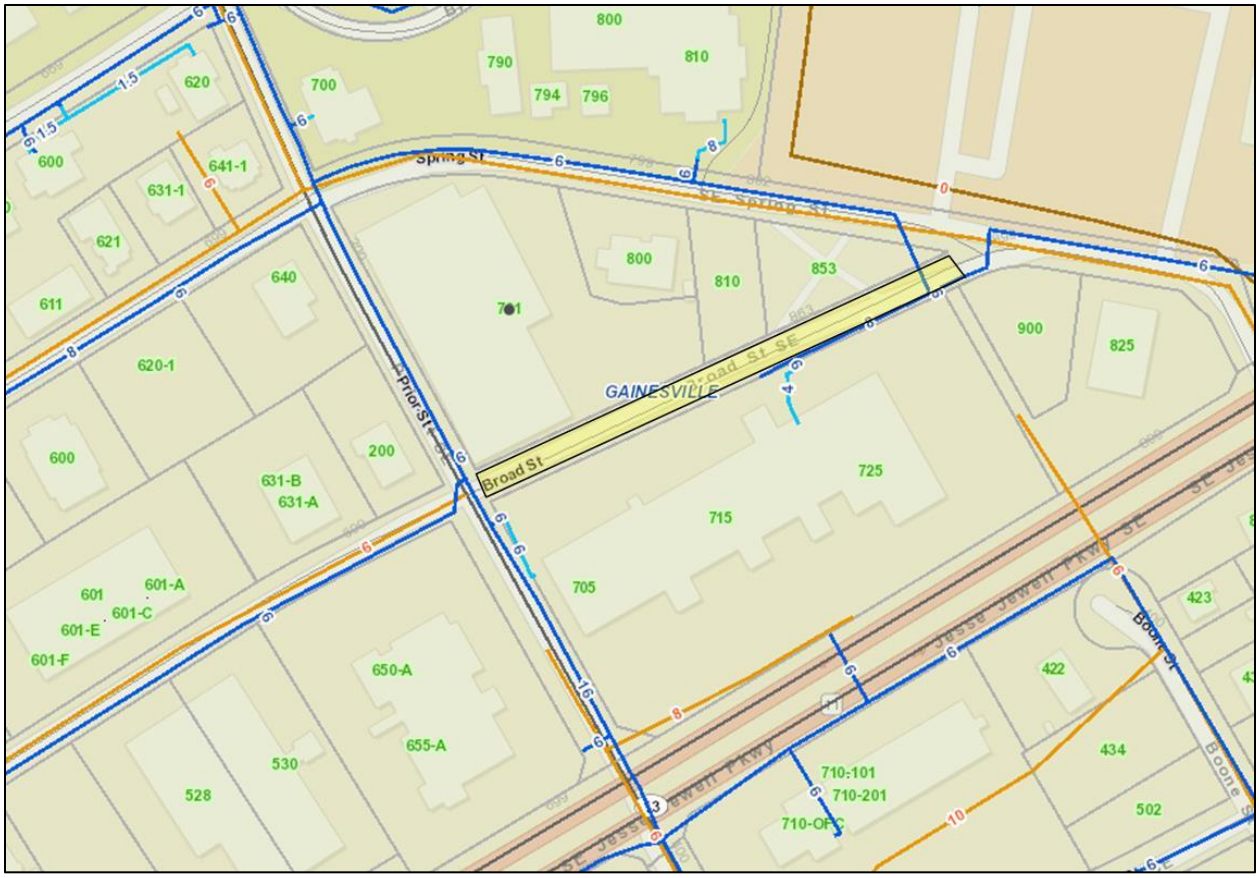
Said parcel contains 0.580 acres or 25,266 square feet.

Identification of Project and Area

Aerial View of Total Subject



Zoning of Adjoining Parcels



Utilities – Blue=Water, Gold=Sewer

Subject area

STATE
LAW
STOP
FOR
WITHIN
CROSSWALK

STOP

STATE
LAW
STOP

Section 7 – Highest and Best Use

Four major criteria are considered in a Highest and Best Use analysis. These are the physical attributes of the property; the legal restrictions attached to the property (zoning); the most financially feasible use for the property; and the use that will provide the maximum financial return to the owner

The Highest and Best Use for the subject property is to assemble with the adjoining properties.

Section 8 - Valuation, Before Abandonment

APPRAISAL PROCEDURE
In estimating the present fair market value of the subject property all approaches to value were considered. Since the present and surrounding use indicates that the highest and best use for valuation is as an assemblage with the adjoining medical offices the sales comparison approach to value will be utilized to value the land only. This is the approach that compares the subject property to other similar properties that have sold or currently offered for sale. These properties are compared to the subject and are adjusted based on their dissimilar characteristics.

LAND VALUATION

In order to estimate the market value of the subject, consideration is given to all sales in the general market area for the past five years of vacant or under improved tracts. All of the sales are considered generally comparable and relevant to the valuation of the subject property. The properties in the market area have been influenced by the rapid growth of the Northeast Georgia Medical Center over the past five years. Historically, property values have been elevated and since 2020 there have been no sales in the market area that have not been directly related to the Medical Center. The most reliable sales are related to medical offices or related services.

These sales are analyzed without consideration of the date of sale or under-improved buildings that were later demolished or extensively renovated. The final value is based on the unadjusted per square foot values with the median and average considered reliable. When these sales are analyzed in general as they relate to this specific present market they indicate both median and average a mid-range value of $20.00 per square foot.

NO.	LOCATION	DATE	SIZE / SF	PRICE	PRICE/SF
1	412 Spring St	6/22	23,086	$350,000	$15.16
2	502 S Enota Dr	4/20	22,650	$372,500	$16.45
3	640 Spring St	3/18	24,394	$529,000	$21.69
4	1011 Riverside Dr	12/20	24,523	$565,000	$23.04

VALUATION SUMMARY

The value of the "unimproved land" is based on the actual sales price paid in the general market and is estimated based on arm's length transactions. The value of buildable land in the general market is estimated based on $ 20.00 per square foot for the 25,266 square foot property. This calculates as follows:

25,266 @ $20.00 per square foot = $505,320

ASSUMPTIONS AND LIMITING CONDITIONS

These appraisal reports have been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible management and competent property management are assumed.

4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The tax plats, right-of-way plans and illustrative material in the reports are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or unapparent conditions of property, subsoil, or restrictions that render it more or less valuable. Nor is responsibility assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

9. It is assumed that all required licenses, certifications of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based.

10. It is assumed that the utilization of the land and improvement is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. The distribution, if any of the total valuation in the report between land and improvements applies only under the stated program of utilization. The separate allocations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

12. Possession of the report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with properly written qualification and only in its entirety. Therefore, the liability of the appraiser shall be expressly limited to the person for whom the appraisal was addressed and any reliance there on by any third party shall not be justifiable and therefore at the peril of the third party.

13. The appraiser herein by reason of the appraisal is not required to give further consultation, testimony or be attendance in court with reference to the property in question unless arrangements have been previously made.

14. Neither all nor any part of the contents of the report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without the prior consent and approval of the appraiser.

15. It is a condition of the appraisal that the subject property, including any proposed improvements, meets all governmental regulations and restrictions, including but not limited to zoning requirements, building and development codes, drainage requirements and all fire safety laws.

16. It is a condition that the property is subject to typical easements such as right-of- way for electric power lines, sewer easements, natural gas lines, as well as telephone lines and water lines.

17. It is a condition of the appraisal that no soil boring test has been made and the stated value would be subject to such a test.

18. It is a condition of the appraisal that any marketing of the subject property would expressly require effective and aggressive sales methods and techniques, reasonable pricing, market exposure, and coverage, and unless stated any suggested improvements or repairs completed in order to market the property.

19. The subject is specifically conditioned on present market conditions, any changes may affect the market value stated.

20. Unless otherwise stated in the report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser however **is not qualified** to detect such substances. The value is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge necessary to discover them. The client is urged to retain an expert in this field, if desired.

21. It is specifically noted as a condition of the appraisal that, unless found otherwise, the furnished plans for the project, furnished square foot or metric areas, owner furnished information, as well as county tax record information regarding the subject is believed to be reliable.

CERTIFICATION OF APPRAISER

STATE OF GEORGIA
COUNTY OF: HALL

I Hereby Certify:

That I have personally inspected the property appraised herein and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in said appraisal were as represented in said appraisal or in the data book or report which supplements said appraisal. That no one provided significant professional assistance to the appraiser in completion of this report.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions. That my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The appraiser is currently certified under the continuing education program of the State of Georgia through the date July 31, 2024. The appraiser is also currently certified under the voluntary continuing education program of American Society of Appraisers.

That I understand that such appraisal may be used in connection with the abandonment of right of way by the City of Gainesville.

That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of said State.

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. That I have no personal interest in or bias with respect to the parties involved and that I have no present or prospective interest in the property that is the subject of this report.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the acquiring agency and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from the obligation by having publicly testified as to such findings.

That it is my opinion of just compensation for the disposition as of the February 23, 2024 is $505,320 based upon my independent appraisal and the exercise of my professional judgment.

W. McRae Greene
Georgia Certification #1548

QUALIFICATIONS OF W. McRAE GREENE, JR.

Greene Real Estate Services, Inc.
P.O. Box 811
Gainesville, Georgia 30503
770-532-1245 raeg44@gmail.com

EDUCATION

BBA Degree - University of Georgia (1966)
BBA Degree with Major in Real Estate
Continuing Education - Annual courses and seminars in all areas of real estate brokerage, finance and appraisal

AFFILIATIONS

Affiliate member - Appraisal Institute
Member - National Association of Independent Fee Appraisers (Certification IFAS)
Past President - Gainesville Hall County Association of Realtors
Past Director - Georgia Association of Realtors

EXPERIENCE

Georgia Licensed Real Estate Broker (# 085049) Originally Licensed Oct. 1965
Tennessee Certified General Real Estate Appraiser (#5266)
South Carolina Certified Real Estate Appraiser (# 7437)
Georgia Certified Real Estate Appraiser (#1548)
Unlicensed States by reciprocal temporary licensing agreement
Owner and President of Greene Real Estate Services, Inc. (1966 - Present)
Active Real Estate Appraiser (1966 - Present)

RECENT CLIENTS

Clients for appraisal assignments over the past three years include Governmental Agencies, Lending Institutions, Businesses, Estates, Individuals, Certified Public Accountants and Attorneys. Also, testimony relating to real estate value in the Superior Courts of most counties in Northeast Georgia, Federal Court and U.S. Bankruptcy Court.
Internal Revenue Service
For over 30 years appraisals for fee simple interest charitable donations that meet IRS requirements.

Specific recent clients include: (conservation easement clients not disclosed)

Georgia Department of Transportation
Etowah Water and Sewer Authority
Cobb County Water and Sewer Department
Cities of Gainesville, Cornelia, Clayton, Georgia
United States Corps of Engineers

Valuation assignments utilizing before and after analysis of easement interest for public utilities, property acquisitions and sales of surplus properties.

.

ADDENDUM

COMPARABLE LAND SALES SUMMARY

(COMPLETE DATA AVAILABLE IN OFFICE WORK FILE)

Comparable #1 412 Spring St

qPublic.net™ Hall County, GA

Legend
Parcels
Roads

Parcel ID	01008 001002	Owner	VETGAN PROPERTIES LLC	Last 2 Sales			
Class Code	Commercial		1026 THOMPSON BRIDGE ROAD	Date	Price	Reason	Qual
Taxing District	GAINESVILLE 1		GAINESVILLE, GA 30501	6/7/2022	$350000	LM	Q
Acres	0.53	Physical Address	412 SE SPRING ST	6/7/2022	$350000	LM	Q
		Assessed Value	Value $350000				

(Note: Not to be used on legal documents)

Date created: 2/12/2024
Last Data Uploaded: 2/10/2024 12:27:22 AM

Developed by Schneider GEOSPATIAL

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2022-005180**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Georgia Power Company		Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 241 Ralph McGill Boulevard		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$350,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30308 USA	DATE OF SALE 6/7/2022	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME VetGan Properties, LLC		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1026 Thompson Bridge Road		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$350,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Gainesville, GA 30501 USA	Check Buyers Intended Use ( ) Residential (X) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$350.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 412	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION SE Spring Street				SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE) Gainesville		MAP & PARCEL NUMBER 01008 001002		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 9	ACRES 0.54	LAND LOT 148	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK 9141	DEED PAGE 558	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Comparable #2 502 S Enota Dr

qPublic.net™ Hall County, GA

Legend
Parcels
Roads

Parcel ID	01064 002030	**Owner**	VINAM REALTY, LLC	**Last 2 Sales**			
Class Code	Commercial		7328 SILVERLEAF DRIVE	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GAINESVILLE 1		FLOWERY BRANCH, GA 30542	1/16/2023	0	5	U
Acres	0.52	**Physical Address**	502 NE SOUTH ENOTA DR	9/4/2020	0	5	U
		Assessed Value	Value $888300				

(Note: Not to be used on legal documents)

Date created: 2/12/2024
Last Data Uploaded: 2/10/2024 12:27:22 AM

Developed by Schneider GEOSPATIAL

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2020-002930**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Tyson	FIRST NAME G.	MIDDLE Todd	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 2001 Lantern Hill Lane			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$372,500.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Dacula, GA 30019 USA	DATE OF SALE 4/17/2020		1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	$0.00
BUYER'S LAST NAME Gougelmann	FIRST NAME Edward	MIDDLE P.	3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 7328 SIlverleaf Drive			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$372,500.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Flowery Branch, GA 30542 USA	Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$372.50

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 502	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION S. Enota Drive				SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE) Gainesville		MAP & PARCEL NUMBER 01064002030		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK 20, Block F
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 8480	DEED PAGE 698		PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Comparable #3 640 Spring St

qPublic.net™ Hall County, GA

Parcel ID	01023 002001	Owner	NORTON CAPITAL, INC.	Last 2 Sales			
Class Code	Commercial		434 GREEN STREET	Date	Price	Reason	Qual
Taxing District	GAINESVILLE 1		GAINESVILLE, GA 30501	1/1/2019	0	25	U
Acres	0.56	Physical Address	640 SE SPRING ST	1/1/2019	0	25	U
		Assessed Value	Value $296000				

(Note: Not to be used on legal documents)

Date created: 2/12/2024
Last Data Uploaded: 2/10/2024 12:27:22 AM

Developed by Schneider GEOSPATIAL

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2018-001661**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Grant	FIRST NAME Michelle	MIDDLE Ann	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 1450 Grayson Court			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$529,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marietta, GA 30662 USA	DATE OF SALE 3/14/2018		1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME W.L. Norton Agency, Inc.			3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 434 Green Street			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$529,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Gainesville, GA 30501 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$529.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION				SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 01023 002001 and 01023 002002		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK 8053	DEED PAGE 348	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Comparable #4 1011 Riverside Dr

qPublic.net™ Hall County, GA

Legend
Parcels
Roads

Parcel ID	01068 001015	**Owner**	PASQUALES PIZZA, LLC	**Last 2 Sales**			
Class Code	Commercial		3541 WAKE RUN	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GAINESVILLE 1		GAINESVILLE, GA 30506	12/2/2020	$565000	FM	Q
Acres	0.56	**Physical Address**	1011 NE RIVERSIDE DR	12/17/2019	$50000	5	U
		Assessed Value	Value $1494900				

(Note: Not to be used on legal documents)

Date created: 2/12/2024
Last Data Uploaded: 2/10/2024 12:27:22 AM

Developed by Schneider GEOSPATIAL

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2020-009728**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME 1011 Riverside, LLC		Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 8369 Rockbridge Road		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$565,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Lithonia, GA 30058 USA	DATE OF SALE 12/2/2020	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME Pasquales Pizza, LLC		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 3541 Wake Run		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$565,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Gainesville, GA 30506 USA	Check Buyers Intended Use ( ) Residential (x) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$565.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 1011	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION NE Riverside Drive				SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE) Gainesville		MAP & PARCEL NUMBER 01068 001015		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK 8

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK 8663	DEED PAGE 69	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

JULIUS M. HULSEY
R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
T. WESLEY ROBINSON
JASON E. VOYLES
JESSICA M. LUND
VANESSA E. SYKES
MONICA B. HATFIELD
AMANDA L. WARD
BRADFORD A. LORENZ
EMMA S. COURTNEY

ATTORNEYS AT LAW

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

OF COUNSEL

JANE A. RANGE

March 4, 2024

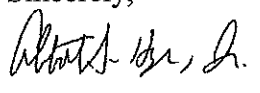
VIA US MAIL and EMAIL- emily@ecblaw.net
The Hospital Authority of Hall County and the City of Gainesville
Attn.: Emily Bagwell
P.O. Box 183
Clermont, Georgia 30527

VIA US MAIL and EMAIL- fknjr@gonorton.com
Medical Arts Properties 2.0, L.P.
ATTN: Frank Norton, Jr.
CEO of W.L. Norton Agency, Inc., General Partner
434 Green Street
Gainesville, Georgia 30501

Dear Emily and Frank:

I am an attorney for the City of Gainesville ("the City"). I am writing to you regarding a portion of the public roads within the City's jurisdiction known as .580 acres on Broad Street, as more specifically set forth in the exhibit attached hereto as Exhibit "A," and as more specifically described in the legal description attached hereto as Exhibit "B" (hereinafter referred to as "the Property"). The City intends to abandon the Property and remove the Property from the municipal street system, as it is in the best public interest to allow for the improvement of adjoining property. As you are located adjacent to the Property, I am providing you, on behalf of the City, with notice of the proposed abandonment and sale of the Property. The governing body of the City intends to consider and potentially proceed with the abandonment at its regular meeting at 5:30 p.m. on April 16, 2024 at the City Public Safety Complex Municipal Court Room, located at 701 Queen City Parkway, Gainesville, Georgia 30501.

Sincerely,



Abbott S. Hayes, Jr.

200 E. E. Butler Parkway | Post Office Box 1457 | Gainesville, Georgia 30503
Telephone: (770) 532-6312 | Fax: (770) 531-9230 OR (770) 532-6822 | www.homlaw.com

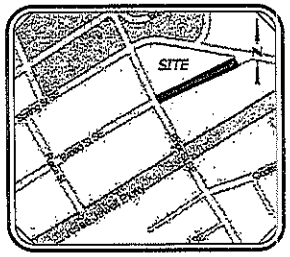
Enclosures

CC: Rusty Ligon via email - rligon@gainesvillega.gov
Angela Sheppard via email - asheppard@gainesvillega.gov
Alisa Grayson via email - agrayson@gainesvillega.gov
Denise Jordan via email - djordan@gainesvillega.gov
Bryan Lackey via email - blackey@gainesvillega.gov
Doug Carter via email - doug@doncarterrealty.com

EXHIBIT A

EXHIBIT A

Blumberg No. 5119



VICINITY MAP
SCALE: NTS

SURVEYORS CERTIFICATE

THIS IS TO CERIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

6/17/14

RICHARD E. MILLARD, GEORGIA RLS #3044 DATE
remillard@rochester-assoc.com
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LSF-000484

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.

Said parcel contains 0.580 acres or 25,266 square feet.

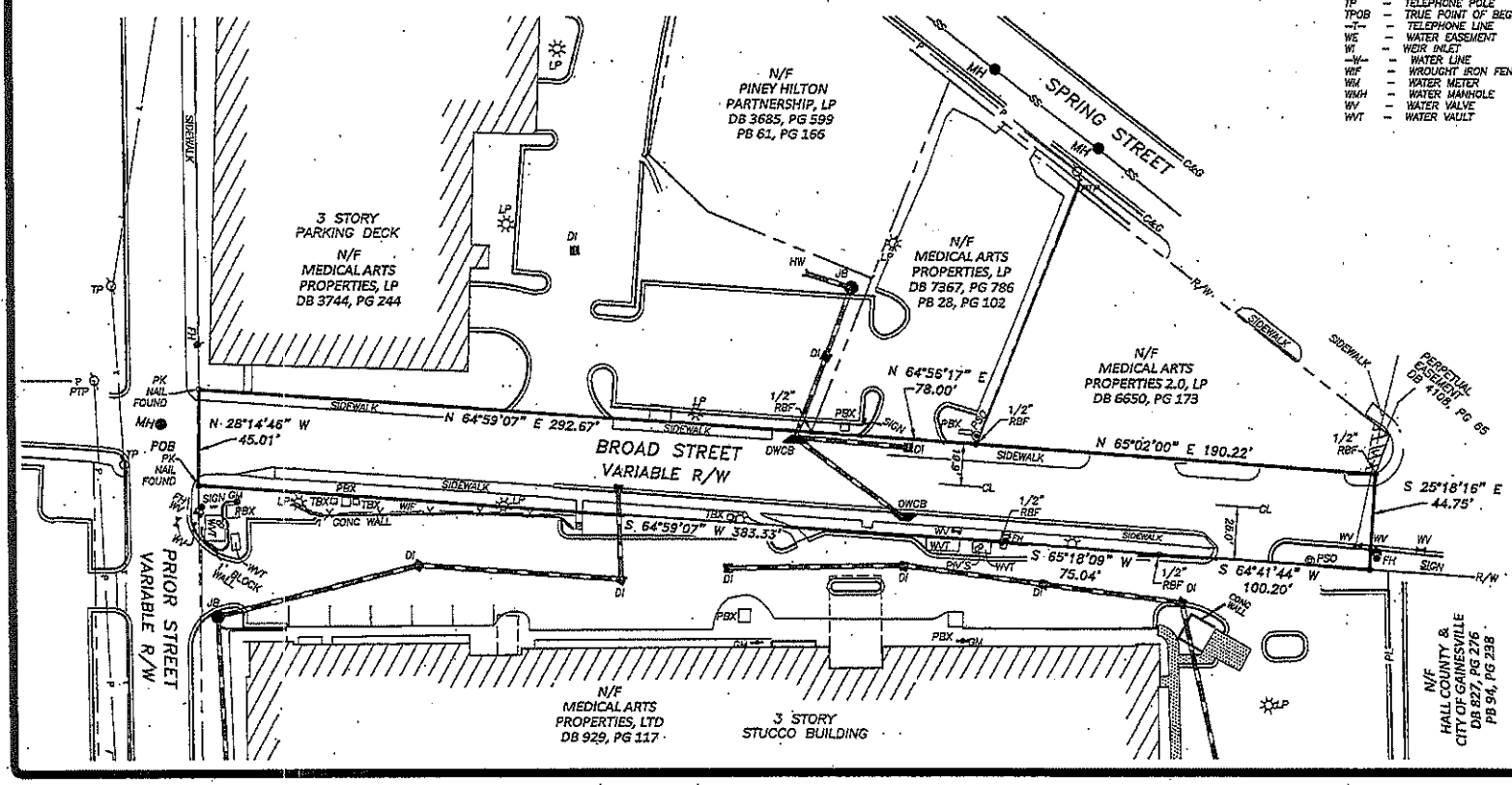
SURVEY NOTES

1. THE FIELD DATA, COLLECTED BETWEEN 10-14-08 & 10-16-08, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ON FOOT IN 47,524 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GTS-313 TOTAL STATION WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 102,885 FEET.
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA AS SHOWN ON PANEL NO. 13139C0187F, DATED SEPTEMBER 29, 2006.
4. THE BEARING BASE FOR THIS PLAT IS BASED UPON "MAGNETIC NORTH" AND CALCULATED FROM FIELD ANGLES TURNED.
5. EASEMENTS, IF ANY, ALONG UTILITIES DEPICTED HEREON ARE NOT KNOWN. NO RECORDED DOCUMENTATION, OTHER THAN THOSE DESCRIBED HEREON COULD BE OBTAINED BY THIS SURVEYOR TO CLARIFY THE MATTER ANY FURTHER THAN SHOWN HEREON.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND, VISIBLE STRUCTURES BEING CONNECTED TOGETHER IN THE MOST LOGICAL MEANS POSSIBLE. ALL UNDERGROUND UTILITIES, HOWEVER, SHOULD BE REFERENCED AS APPROXIMATE IN LOCATION.
7. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. USE BY ANY THIRD PARTIES IS AT THEIR OWN RISK.

LEGEND

AIF	—	ANGLE IRON FOUND
C&G	—	CURB & GUTTER
CI	—	CURB INLET
CL	—	CENTER LINE
CLF	—	CHAIN LINK FENCE
CMF	—	CONCRETE MONUMENT FOUND
CMP	—	CORRUGATED METAL PIPE
CNS	—	CONCRETE NAIL SET
CO	—	CLEANOUT
CONC	—	CONCRETE
DB,PG	—	DEED BOOK, PAGE
DI	—	DROP INLET
DP	—	DUMPSTER PAD
DWCB	—	DOUBLE-WING CATCH BASIN
EP	—	EDGE OF PAVEMENT
FH	—	FIRE HYDRANT
GM	—	GAS METER
GP	—	GUY POLE
GV	—	GAS VALVE
GW	—	GUY WIRE
HW	—	HEADWALL
IPF	—	IRON PIN FOUND
IPS	—	IRON PIN SET
JB	—	JUNCTION BOX
LP	—	LIGHT POLE
MH	—	MANHOLE
N/F	—	NOW OR FORMERLY
—P—	—	POWER LINE
PB,PG	—	PLAT BOOK, PAGE.
PBX	—	POWER BOX
PKNS	—	PK NAIL SET
PIV	—	PRESSURE INDICATOR VALVE
PL	—	PROPERTY LINE
PM	—	POWER METER
POB	—	POINT OF BEGINNING
PSO	—	POWER STUBOUT
PP	—	POWER POLE
PTP	—	POWER & TELEPHONE POLE
RBF	—	REBAR FOUND
RCP	—	REINFORCED CONCRETE PIPE
R/W	—	RIGHT OF WAY
—SS—	—	SANITARY SEWER LINE
SQ FT	—	SQUARE FEET
SSE	—	SANITARY SEWER EASEMENT
SW	—	SIDEWALK
SWCB	—	SINGLE-WING CATCH BASIN
TBX	—	TELEPHONE BOX
TF	—	TRANSFORMER
TMH	—	TELEPHONE MANHOLE
TP	—	TELEPHONE POLE
TPOB	—	TRUE POINT OF BEGINNING
—T—	—	TELEPHONE LINE
WE	—	WATER EASEMENT
WI	—	WEIR INLET
—W—	—	WATER LINE
WIF	—	WROUGHT IRON FENCE
WM	—	WATER METER
WMH	—	WATER MANHOLE
WV	—	WATER VALVE
WVT	—	WATER VAULT

AREA
0.580 ACRES
25,266 SQ FT



Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

RIGHT OF WAY PLAT FOR A PORTION OF
BROAD STREET
LAND LOT 148, 9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	6/17/14	REVISE ADJOINING OWNER

REVISIONS

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT, ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0 20 40 80

SHEET 1 OF 1

DATE 05/29/2014
SCALE 1" = 40'
JOB NO. 0109191.MC
DRAWN BY MSK
FILE NO. 6191

EXHIBIT B

EXHIBIT
B

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.

Said parcel contains 0.580 acres or 25,266 square feet.

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

ATTORNEYS AT LAW

JULIUS M. HULSEY
R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
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AMANDA L. WARD
BRADFORD A. LORENZ
EMMA S. COURTNEY

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

OF COUNSEL

JANE A. RANGE

March 4, 2024

VIA E-MAIL: legalads@gainesvilletimes.com
Gainesville Times
Attention: Legal Public Notice Ad

RE: City of Gainesville – Broad Street
PUBLIC NOTICE

Dear Sir or Madam:

Attached please find a Public Notice to be run once a week for two weeks beginning the week of March 11, 2024.

Please send us your bill which will be promptly remitted. Also, we need a tear sheet from the first week's run as soon as possible.

Sincerely,

Abbott S. Hayes, Jr.

Abbott S. Hayes, Jr.

Attachment
CC: Rusty Ligon - rligon@gainesvillega.gov
Bryan Lackey - blackey@gainesvillega.gov
Angela Sheppard - asheppard@gainesvillega.gov
Doug Carter - doug@doncarterrealty.com
Alisa Grayson - agrayson@gainesvillega.gov
Denise Jordan - djordan@gainesvillega.gov

ASH/dlt/15100/11410

200 E. E. Butler Parkway | Post Office Box 1457 | Gainesville, Georgia 30503
Telephone: (770) 532-6312 | Fax: (770) 531-9230 OR (770) 532-6822 | www.homlaw.com

PUBLIC NOTICE

In accordance with O.C.G.A. § 32-7-4(b)(2)(B), public notice is hereby given that the City of Gainesville has listed a portion of the public roads within its jurisdiction known as Broad Street, as more particularly described as:

All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.

Said parcel contains 0.580 acres or 25,266 square feet.

Said parcel of land containing .580 acres and being shown on a Right-of-Way Plat by Rochester & Associates, Inc. dated May 28, 2014. Said exhibit is incorporated herein by specific reference for a more complete and accurate description. The real property described above is hereinafter referred to as "the Property."

The City of Gainesville has listed the Property with Doug Carter of Don Carter Realty Co., a licensed real estate broker. Questions regarding the Property may be directed to Doug Carter at 770-536-1087.

ASH/dlt/15100/11410

AFFIDAVIT OF PUBLICATION

State of Georgia
County of Hall
Personally appeared before the undersigned, Stephanie Woody, who having been duly sworn, on oath, says that she is the Group Publisher of THE TIMES, FORSYTH COUNTY NEWS, and DAWSON COUNTY NEWS, and that the Advertisement was Published in THE TIMES:

Ad# 132402
Local Government
PUBLIC NOTICE City of Gainesville - Broad Street
Published: The Times: 3/13/2024, 3/20/2024

Stephanie Woody
Stephanie Woody, Affiant
Verified gw

Sworn to and Subscribed before me
This 20th day of March, 2024

Jacqueline Wildes
Notary Public

JACQUELINE ELIZABETH WILDES
MY COMMISSION EXPIRES
JUNE 20 2028
HALL COUNTY, GA
NOTARY PUBLIC

yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Scott Edward Moore and Kela A. Goldsmith or tenant(s); and said property is more commonly known as **3339 Cove Overlook Drive, Gainesville, GA 30501.**
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust as Attorney in Fact for Scott E. Moore
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2024-00121
132201 3/6, 13, 20, 27

NEWSOME
STATE OF GEORGIA
COUNTY OF HALL
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by
LANCE DAJIONA DEKENY A NEWSOME, JR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE, LLC in the original principal amount of $152,093.00 dated January 29, 2016 and recorded in Deed Book 7649, Page 149, Hall County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 8486, Page 437, Hall County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 02, 2024, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 & 25 OF THE 8TH DISTRACT, HALL COUNTY, GEORGIA, BEING LOT 56 OF MAPLE PARK (AKA MUNDY MILL, POD E, PHASE 2), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 868, PAGE 65 AND PLAT BOOK 870, PAGE 191, HALL COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.
Said property being known as: **4252 BOX ELDER PATH GAINESVILLE, GA 30504**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are LANCE DAJIONA DEKENY A NEWSOME, JR. or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
NEWREZ LLC D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville , SC 29601
866-825-2174
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney-in-Fact for LANCE DAJIONA DEKENY A NEWSOME, JR.
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 24-178262 - GaR
131958 3/6, 13, 20, 27

Smith
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF HALL
By virtue of a Power of Sale contained in that certain Security Deed from Daniel S. Smith, Jr. to Mortgage Electronic Registration Systems, Inc., as nominee for Acopia, LLC, dated May 31, 2018 and recorded on June 6, 2018 in Deed Book 8098, Page 590, in the Office of the Clerk of Superior Court of Hall County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Fifty-Seven Thousand Three and 00/100 dollars ($157,003.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 8868, Page 140, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Hall County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in April, 2024, all property described in said Security Deed including but not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 52 of the 9th District, Hall County, Georgia, being Lot 43, The Hills at Mountainview Subdivision, as per plat thereof recorded in Plat Book 838, Pages 66-69, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description; being known as 5515 Mountain View Parkway, according to the present system of numbering property in the City of Lula, Hall County, Georgia; and being the same property conveyed by deeds recorded in Deed Book 7035, page 219 and Deed Book 6527, page 139, Hall County, Georgia records.
Said property may more commonly be known as **5515 Mountain View Pkwy, Lula, GA 30554.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Daniel S. Smith, Jr. and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and
2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
PennyMac Loan Services, LLC
as Attorney-in-Fact for Daniel S. Smith, Jr.
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
132090 3/6, 13, 20, 27

Local Government

NOTICE OF TOWN OF BRASELTON COMMUNITY IMPROVEMENT DISTRICT ELECTION
NOTICE IS HEREBY GIVEN as provided in the TOWN OF BRASELTON COMMUNITY IMPROVEMENT DISTRICT ACT (2007 GA H.B. 315) (the "Act") that a Caucus of Electors of the Town of Braselton Community Improvement District (CID) shall be held on April 11, 2024, at 3740 Village Way, Braselton, GA 30517. The purpose of the Caucus is to elect Board members to Posts 1 & 3 on the Town of Braselton CID Board. Registration for the election shall be held from 4:00 p.m. to 4:15 p.m. Voting will occur immediately thereafter. A map of said District is on file with the Town of Braselton Clerk. All Electors as designated under the Act are invited to attend and cast their votes.
132333, 3/13,20,27,4/3

PUBLIC NOTICE
In accordance with O.C.G.A. § 32-7-4(b)(2)(B), public notice is hereby given that the City of Gainesville has listed a portion of the public roads within its jurisdiction known as Broad Street, as more particularly described as:
All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:
BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the
POINT OF BEGINNING.
Said parcel contains 0.580 acres or 25,266 square feet.
Said parcel of land containing .580 acres and being shown on a Right-of-Way Plat by Rochester & Associates, Inc. dated May 28, 2014. Said exhibit is incorporated herein by specific reference for a more complete and accurate description. The real property described above is hereinafter referred to as "the Property."
The City of Gainesville has listed the Property with Doug Carter of Don Carter Realty Co., a licensed real estate broker. Questions regarding the Property may be directed to Doug Carter at 770-536-1087.
132402 3/13, 3/20

The City of Buford Planning and Zoning Board will meet on Tuesday, March 12, 2024 at 7:00 p.m. and the Buford City Commission will meet on Tuesday, April 9, 2024 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 974 Gainesville Highway for Wellins, Inc. The special use permit requested is to allow a welding shop.
131307 2/14, 21, 28, 3/6, 13, 20, 27

The City of Buford Zoning Board of Appeals will meet on Monday, March 18, 2024 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 5106 Bristol Industrial Way for KRK & ADK Investments, LLC. The variance requested is to reduce the front setback from 50 feet to 38 feet.
131460
2/21, 28, 3/6, 13

Miscellaneous

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of HALL County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Statewide Wrecker Service, Inc. 2315 Murphy Blvd, Gainesville, GA 30504
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 4/03/2024.
Answer forms may be found in the Magistrate Court Clerk's office.
Forms may also be obtained online at www.georgiamagistratecouncil.com.
2006 Chevrolet Equinox, 2CNDL13F666206076, RTL3101 (Georgia), MV-2024-204663
2016 Hyundai Elantra, 5NPDH4AE 9GH693028, CWR7151 (Georgia), MV-2024-204666
2013 Hyundai Accent, KMHCT5AE XDU087508, SEP6336 (Georgia), MV-2024-204669
2014 Ford Fiesta, 3FADP4B J7EM217405, SDR3469 (Georgia), MV-2024 -204672
2007 Nissan Sentra, 3N1AB61E97L720344, NO TAG, MV- 2024-204674
MAG 40-10
132489 3/13, 3/20

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
HANNAH DEBOORD
Plaintiff,
vs.
JONATHAN SZVETECZ
Defendant.
Civil Action File No. 2024CV000213CGB
NOTICE OF SUMMONS SERVICE BY PUBLICATION
TO: JONATHAN SZVETECZ, Defendant named above:
You are hereby notified that the above-styled action a Motion to Change Name was filed against you in said court on January 2, 2024 and that by reason of an order for service of summons by publication entered by the court on 02/02, 2024, you are hereby commanded and required to file with the clerk of said court
and serve upon Inez Grant, attorney for Plaintiff, whose address is PO Box 246 Gillsville, Georgia 30543 an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.
Witness the Honorable C. Bearden, Judge of said Court.
This the 28 day of February, 2024
Charles Baker
Clerk of Superior Court
Hall County, GA
132242 3/6, 13, 20, 27

IN THE STATE COURT OF HALL COUNTY STATE OF GEORGIA
RUTHMELY URDANETA-PORTILLO, Plaintiff,
v.
DAVID CHRISTOPHER KANAMINE, Defendant.
CIVIL ACTION FILE NO. 2023SV000208
NOTICE OF PUBLICATION TO: DAVID CHRISTOPHER KANAMINE
By order for service of publication dated the 2" day of February 2024, you are hereby notified that on the 28" day of February 2023, Ruthmely Urdaneta-Portillo filed suit against you for an automobile accident that occurred on April 23, 2021.
You are required to file with the Clerk of the State Court and serve upon Plaintiff's counsel, Daniel J. Saxton, Saxton Firm, P.C., 1995 North Park Place, SE, Suite 207, Atlanta, GA 30339, an answer in writing within sixty (60) days of the date of the order for publication.
Charles Baker
Clerk, State Court of Hall County
131677
2/21, 2/28, 3/6, 3/13

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
JESSICA ZUNIGA,
Plaintiff,
v.
JEREMY BIDDLE, TIEMERIA BIDDLE, ARGOS USA, LLC, and JANET EILERMANN
Defendants.
CIVIL ACTION FILE NO.: 2023CV00 1982
NOTICE OF PUBLICATION
TO: Janet Eilermann
14352 Chestwood CV
Gulfport, Mississippi, 39503
By Order Granting Service by Publication entered in the above-captioned matter on February 22, 2024, you are hereby notified that on the 13th day of November, 2023, Plaintiff filed its Verified Complaint for Damages, Interlocutory Injunction, Temporary Restraining Order, Permanent Injunction, Appointment of a Receiver and for Equitable Relief in the above-captioned matter.
You are required to file with the Clerk of the Superior Court of Hall County and serve upon the Plaintiffs counsel Beth E. Rogers at the address 9040 Roswell Road, Suite 205, Atlanta, GA 30350, an answer to the Complaint within (60) sixty days of the date of the Order Granting Service
by Publication.
WITNESS: The Honorable Jason J. Deal, Judge of this Court.
This 29th day of February, 2024.
BY: Charles Baker
Clerk of Superior Court of Hall County
132300
3/13, 3/20, 3/27, 4/3

NOTICE OF THE OPPORTUNITY FOR PUBLIC COMMENT
GEORGIA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION
AIR PROTECTION BRANCH
STATE OF GEORGIA
COUNTY OF THOMAS
NOTICE OF DRAFT TITLE V OPERATING PERMIT
To All Interested Parties:
The Georgia Environmental Protection Division announces its intent to issue a Title V Air Quality Operating Permit to Cottrell, Inc. The facility is located at 2125 Candler Road, Gainesville, Georgia. The primary purpose of this permit is to identify and consolidate existing State and Federal air requirements applicable to Cottrell, Inc. and to provide practical methods for determining compliance with these requirements. The Georgia Environmental Protection Division (EPD) is preparing Title V Operating Permits in accordance with Title V of the Clean Air Act. This permit will be enforceable by the Georgia EPD, the U.S. Environmental Protection Agency, and other persons as otherwise authorized by law.
The operation of an automobile carrier painting and manufacturing facility.
The draft permit and all information used to develop the draft permit are available for review. This includes the application and all other relevant materials available to the permitting authority. This information is available for review at the office of the Air Protection Branch, 4244 International Parkway, Atlanta Tradeport - Suite 120, Atlanta, Georgia 30354. All visits to EPD's offices are by appointment only. To set an appointment, email askepd@dnr.ga.gov with your name, email and phone number and an associate will reach out to you. Copies of the draft permit, explanatory narrative, and associated permit application may also be requested by contacting Steve Allison, steve.allison2@dnr.ga.gov.
Copies of the draft permit, narrative, and permit application will be available through our internet site https://epd.georgia.gov/draft-title-v-permitsamendments. (Please note that the Internet is generally accessible from most public libraries in Georgia.)
You are hereby notified of the opportunity to submit written public comments concerning the draft Title V Air Quality Operating Permit. Persons wishing to comment on the draft Title V Operating Permit are required to submit their comments, in writing, to EPD at the above Atlanta Air Protection Branch address, or via email [preferred] to epdcomments@dnr.ga.gov (email comments must include the facility name and "Air Permit" in subject line). Comments must be received by the EPD no later than 30 days after the date on which this notice is published in the newspaper before close of business at 4:30 p.m. (Should the comment period end on a weekend or holiday, comments will be accepted up until the next working day.)
The Division, in making its final decision to issue the Title V permit, will consider all comments received on or prior to that date.
Any requests for a public hearing must be made within the 30-day public comment period. A request for a hearing should be in writing and should specify, in as much detail as possible, the air quality related issues that constitute the basis for the request. Where possible, the individual making the request should also identify the portion(s) of the Georgia Rules for Air Quality Control and/or the Federal Rules that the individual making the request is concerned may not have been adequately incorporated into the draft permit. If a public hearing on the draft Title V Operating Permit is to be held, the date, time, and location of the hearing will be provided in a subsequent, separate public notice. At that hearing, anyone may present data, make a statement or comment, or offer a viewpoint or argument either orally or in writing concerning the draft Title V permit. During the Division's decision-making procedures to issue the Title V permit, any information received during a public hearing will be considered together with information received during the comment period. The Division conducts public hearings in "virtual" format using Zoom meeting applications.
Following this 30 day public comment period, the draft permit will undergo a 45 day review by U.S. EPA in accordance with 40 CFR 70.8. Information pertaining to U.S. EPA's review period can be found on their website at http://www.epa.gov/caa-permitting/georgia-proposed-title-v-permits.
After the comment period has expired, the EPD will consider all comments, make any necessary changes, and issue the Title V Operating Permit. Copies of the final Title V Operating Permit, comments received, EPD's responses to comments, and any other relevant information will then be made available for public review at the office of the Air Protection Branch by appointment only. A summary of comments and any changes made to the final permit will be found in an addendum to the narrative. A copy of this narrative and the final Title V permit will be added to the information already available at the internet address given above.
For additional information, contact the manager of the Stationary Source Permitting Program, at the Atlanta address, or by phone at 404/363-7000. Please refer to this notice when requesting information.
You can sign up to receive weekly emails regarding Air Public Notices at https://epd.georgia.gov/subscribe-air-protection-branch-updates.
132455 3/13

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: 03/06/2024-03/13/2024
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: 21' LOWE Pontoon 2015
Certificate of Number: GA 0378 TL
Hull Identification Number: LWC05144C515
Vessel was removed from: Sunrise Cove

The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Your mortgage servicer, SN Servicing Corporation, as servicer for U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust, can be contacted at 800-603-0836 or by writing to 323 5th Street, Eureka, CA 95501 to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Scott Edward Moore and Kela A. Goldsmith or tenant(s); and said property is more commonly known as **3339 Cove Overlook Drive, Gainesville, GA 30501.**
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U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust as Attorney in Fact for Scott E. Moore
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2024-00121
132201 3/6, 13, 20, 27

NEWSOME
STATE OF GEORGIA
COUNTY OF HALL
NOTICE OF SALE UNDER POWER
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LANCE DAJIONA DEKENY A NEWSOME, JR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE, LLC in the original principal amount of $152,093.00 dated January 29, 2016 and recorded in Deed Book 7649, Page 149, Hall County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 8486, Page 437, Hall County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 02, 2024, the property in said Security Deed and described as follows:
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NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney-in-Fact for LANCE DAJIONA DEKENY A NEWSOME, JR.
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 24-178262 - GaR
131958 3/6, 13, 20, 27

Smith
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STATE OF GEORGIA, COUNTY OF HALL
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All that tract or parcel of land lying and being in Land Lot 52 of the 9th District, Hall County, Georgia, being Lot 43, The Hills at Mountainview Subdivision, as per plat thereof recorded in Plat Book 838, Pages 66-69, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description; being known as 5515 Mountain View Parkway, according to the present system of numbering property in the City of Lula, Hall County, Georgia; and being the same property conveyed by deeds recorded in Deed Book 7035, page 219 and Deed Book 6527, page 139, Hall County, Georgia records.
Said property may more commonly be known as **5515 Mountain View Pkwy, Lula, GA 30554.**
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The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Daniel S. Smith, Jr. and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and
2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
PennyMac Loan Services, LLC
as Attorney-in-Fact for Daniel S. Smith, Jr.
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
132090 3/6, 13, 20, 27

Local Government

NOTICE OF TOWN OF BRASELTON COMMUNITY IMPROVEMENT DISTRICT ELECTION
NOTICE IS HEREBY GIVEN as provided in the TOWN OF BRASELTON COMMUNITY IMPROVEMENT DISTRICT ACT (2007 GA H.B. 315) (the "Act") that a Caucus of Electors of the Town of Braselton Community Improvement District (CID) shall be held on April 11, 2024, at 3740 Village Way, Braselton, GA 30517. The purpose of the Caucus is to elect Board members to Posts 1 & 3 on the Town of Braselton CID Board. Registration for the election shall be held from 4:00 p.m. to 4:15 p.m. Voting will occur immediately thereafter. A map of said District is on file with the Town of Braselton Clerk. All Electors as designated under the Act are invited to attend and cast their votes.
132333, 3/13,20,27,4/3

PUBLIC NOTICE
In accordance with O.C.G.A. § 32-7-4(b)(2)(B), public notice is hereby given that the City of Gainesville has listed a portion of the public roads within its jurisdiction known as Broad Street, as more particularly described as:
All that tract or parcel of land lying and being in Land Lot 148 of the 9th District, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:
BEGINNING at a PK nail found at the intersection of the northeastern right of way of Prior Street, said right of way varies in width and the southwestern right of way of Broad Street, said right of way varies in width; thence proceeding along said northeastern right of way of Prior Street North 28 degrees 14 minutes 46 seconds West a distance of 45.01 feet to a PK nail found on the northeastern right of way of the aforementioned Broad Street; thence, leaving said northeastern right of way of Prior Street and proceeding along the northeastern right of way of Broad Street the following courses and distances: North 64 degrees 59 minutes 07 seconds East a distance of 292.67 feet to a 1/2 inch rebar found; North 64 degrees 56 minutes 17 seconds East a distance of 78.00 feet to a 1/2 inch rebar found; and North 65 degrees 02 minutes 00 seconds East a distance of 190.22 feet to a 1/2 inch rebar found; thence leaving said northeastern right of way and proceeding South 25 degrees 18 minutes 16 seconds East a distance of 44.75 feet to a point on the aforementioned southwestern right of way of Broad Street; thence proceeding along said southwestern right of way of Broad Street the following courses and distances: South 64 degrees 41 minutes 44 seconds West a distance of 100.20 feet to a 1/2 inch rebar found; South 65 degrees 18 minutes 09 seconds West a distance of 75.04 feet to a 1/2 inch rebar found; and South 64 degrees 59 minutes 07 seconds West a distance of 383.33 feet to a PK nail found, said PK nail being the POINT OF BEGINNING.
Said parcel contains 0.580 acres or 25,266 square feet.
Said parcel of land containing .580 acres and being shown on a Right-of-Way Plat by Rochester & Associates, Inc. dated May 28, 2014. Said exhibit is incorporated herein by specific reference for a more complete and accurate description.
The real property described above is hereinafter referred to as "the Property."
The City of Gainesville has listed the Property with Doug Carter of Don Carter Realty Co., a licensed real estate broker. Questions regarding the Property may be directed to Doug Carter at 770-536-1087.
132402 3/13, 3/20

The City of Buford Planning and Zoning Board will meet on Tuesday, March 12, 2024 at 7:00 p.m. and the Buford City Commission will meet on Tuesday, April 9, 2024 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 974 Gainesville Highway for Wellins, Inc. The special use permit requested is to allow a welding shop.
131307 2/14, 21, 28, 3/6, 13, 20, 27

Miscellaneous

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of HALL County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Statewide Wrecker Service, Inc. 2315 Murphy Blvd, Gainesville, GA 30504
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 4/03/2024.
Answer forms may be found in the Magistrate Court Clerk's office.
Forms may also be obtained online at www.georgiamagistratecouncil.com.
2006 Chevrolet Equinox, 2CNDL13F 666206076, RTL3101 (Georgia), MV-2024-204663
2016 Hyundai Elantra, 5NPDH4AE 9GH693028, CWR7151 (Georgia), MV-2024-204666
2013 Hyundai Accent, KMHCT5AEX DU087508, SEP6336 (Georgia), MV-2024-204669
2014 Ford Fiesta, 3FADP4BJ7EM217405, SDR3469 (Georgia), MV-2024-204672
2007 Nissan Sentra, 3N1AB61E 97L720344, NO TAG, MV-2024-204674
MAG 40-10
132489 3/13, 3/20

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
HANNAH DEBOORD
Plaintiff,
vs.
JONATHAN SZVETECZ
Defendant.
Civil Action File No. 2024CV000213CGB
NOTICE OF SUMMONS SERVICE BY PUBLICATION
TO: JONATHAN SZVETECZ, Defendant named above:
You are hereby notified that the above-styled action a Motion to Change Name was filed against you in said court on January 2, 2024 and that by reason of an order for service of summons by publication entered by the court on 02/02, 2024, you are hereby commanded and required to file with the clerk of said court
and serve upon Inez Grant, attorney for Plaintiff, whose address is PO Box 246 Gillsville, Georgia 30543 an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.
Witness the Honorable C. Bearden, Judge of said Court.
This the 28 day of February, 2024
Charles Baker
Clerk of Superior Court
Hall County, GA
132242 3/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
JESSICA ZUNIGA,
Plaintiff,
v.
JEREMY BIDDLE, TIEMERIA BIDDLE, ARGOS USA, LLC, and JANET EILERMANN
Defendants.
CIVIL ACTION FILE NO.: 2023CV00 1982
NOTICE OF PUBLICATION
TO: Janet Eilermann
14352 Chestwood CV
Gulfport, Mississippi, 39503
By Order Granting Service by Publication entered in the above-captioned matter on February 22, 2024, you are hereby notified that on the 13th day of November, 2023, Plaintiff filed its Verified Complaint for Damages, Interlocutory Injunction, Temporary Restraining Order, Permanent Injunction, Appointment of a Receiver and for Equitable Relief in the above-captioned matter.
You are required to file with the Clerk of the Superior Court of Hall County and serve upon the Plaintiffs counsel Beth E. Rogers at the address 9040 Roswell Road, Suite 205, Atlanta, GA 30350, an answer to the Complaint within (60) sixty days of the date of the Order Granting Service
by Publication.
WITNESS: The Honorable Jason J. Deal, Judge of this Court.
This 29th day of February, 2024.
BY: Charles Baker
Clerk of Superior Court of Hall County
132300
3/13, 3/20, 3/27, 4/3

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: 03/20/2024-03/27/2024
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: 26' 1972 Columbia Sail Boat
Certificate of Number: GA 6022 BG Hull Identification Number:
Vessel was removed from: Sunrise Cove Marina
Present Location of Vessel: Sunrise Cove Marina
5725 Flat Creek RD Gainesville, GA 30504
Submitted by:
Janice Wagner as Owner/Operator of Removal or Storage Company
Address:
City/State/Zip: 5725 Flat Creek RD Gainesville, GA 30504
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] WW.GADNRLE.ORG
132653 3/20, 3/27

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: 03/20/2024-03/27/2024
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: 25' Catalina Certificate of Number Ml 4695 BU Hull Identification Number:
Vessel was removed from: Sunrise Cove Marina
Present Location of Vessel: Sunrise Cove Marina
5725 Flat Creek RD Gainesville, GA 30504
Submitted by:
Janice Wagner as Owner/Operator of Removal or Storage Company
Address:
City/State/Zip: 5725 Flat Creek RD Gainesville, GA 30504
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LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557 .3041] WW.GADN RLE.ORG
132655 3/20, 3/27

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: 03/20/2024-03/27/2024
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: 24' 2002 Crest Pontoon
Certificate of Number: GA 6128 NW Hull Identification Number:
Vessel was removed from: Sunrise Cove Marina
Present Location of Vessel: Sunrise Cove Marina
5725 Flat Creek RD Gainesville, GA 30504
Submitted by:
Janice Wagner as Owner/Operator of Removal or Storage Company
Address:
City/State/Zip: 5725 Flat Creek RD Gainesville, GA 30504
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LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041] WW.GADNRLE.ORG
132651 3/20, 3/27

Name Changes

HALL COUNTY SUPERIOR COURT
STATE OF GEORGIA
Civil Action Case Number: 2024CV000417BCO
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
MARISELA MEJIA filed a petition in the Hall County Superior Court on March 8, 2024, to change the name(s) of the following minor child(ren)
from: JAYLENE BEATRIZ PAREDES
to: JAYLENE BEATRIZ GARCIA PAREDES
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA $$19-12-1(0)(2) and (3).
Dated 3/6/2024
MARISELA MEJIA
Petitioner, Prose
(Signature)
Name: MARISELA MEJIA
Address: 3527 CASPER DRIVE LOT# 61
GAINESVILLE, GA 30506
Phone (day): 770-912-1251
132694
3/20, 3/27, 4/3, 4/10

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In the re the Name Change of: Mimi Yuriychuk, Petition
Civil Action File No. **2024CV000450JJD**
NOTICE OF PETITION TO CHANGE NAME
An action was filed in the Superior Court of Hall County on, to change the Petitioner's name as follows:
Petitioner's name: Mimi Yuriychuk
Desired new name: Mariya Yuriychuk
Any interested party has the right to appear in this case and file objections before the final judgement is ordered in this case.
Dated 3-14-2024
Mimi Yuriychuk
Petitioner, Pro se
Name: Mimi Yuriychuk
Address: 5665 Harmony Brid Braselton, GA 30517
Phone: 916-532-3562
Email: marichka83@yahoo.com
132847 3/20, 3/27. 4/3, 4/10

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of:
JUANITA GALVAN JIMENEZ, Petitioner.
Civil Action Case Number: 2024CV000281BCO
NOTICE OF PETITION TO CHANGE NAME OF ADULT
JUANITA GALVAN JIMENEZ filed a petition in the Superior Court of Hall County on to change the name from:
JUANITA GALVAN JIMENEZ to YESSIKA GALVAN JIMENEZ. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: February 16, 2024
JUANITA GALVAN JIMENEZ Petitioner, Pro se
Name: JUANITA GALVAN JIMENEZ
Address: 4135 Jim Hood Rd Gainesville, GA 30506
Email: Yessika98Delnal@icloud.com
Phone (day): 470-768-