



Agenda
City of Clarkesville
Regular Meeting
6:00 PM December 9, 2024

1. *Call to Order*
2. *Invocation and Pledge*

2a. *Pastor Grady Walden with Clarkesville Baptist Church Will Lead the Meeting in Prayer*

3. *Consent Agenda*

3a. *Discuss and Vote to Consider Approval for:*

November 4, 2024 Work Session, Executive Session and Council Meeting Minutes

2024 Alcohol License Renewals

Monroe Liquor Store

Kabobalicious

El Jinete

Oasis Bar

Shake N Go

Westside Express

Your Pie

Frescos

Ingles

USA Shop

New Alcohol Licenses

Ganesh Gascon LLC, dba Chevron, to Sell Package Beer and Wine at Square 332

Monroe St. Suite 1

1442 Cocktails & Cafe LLC to Sell Distilled Spirits, Beer and Wine for Consumption on the Premises at 1442 Washington St.

4. *Committee Reports*

4a. *Finance, Main Street, Fire, ESG, Police and Planning will Present Monthly Reports*

5. *Unfinished Business*

5a. *Discuss and Vote to Adopt Resolution 2024-7 Town Green Restoration*

5b. *Discuss Flock Cameras*

6. *New Business*
 - 6a. *Discuss and Vote to Adopt the 2025 Council Meeting Schedule*
 - 6b. *Discuss and Vote to Adopt 2025 Holiday Schedule*
 - 6c. *Discuss and Vote to Contract Falcon Design to Provide Engineering Services for GDOT Projects and GEFA Funding*
 - 6d. *Discuss and Vote on Proposed Rezoning of Map 104-046A, 217 Landers St., from R-2 Multi Family Residential to INS, Institutional*
 - 6e. *Discuss and Vote on House Bill 581 Option*
7. *Public Comment*
8. *Consider Going Into Executive Session*
 - 8a. *Council Will Enter Executive Session Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved.*
9. *Adjournment*

OFFICIAL MINUTES
COUNCIL WORK SESSION

November 4, 2024
Minutes
City of Clarkesville
Council Work Session

The Council Work Session was held on Monday, November 4, 2024, at 5:00 PM at City Hall. Those present were Council Member Don Nix, Council Member Rick Wood, Council Member Angelia Kiker, Council Member Brad Coppedge, Council Member Franklin Brown, Mayor Barrie Aycock.

Agenda Item #1: *Call to Order*

Mayor Aycock called the meeting to order.

Agenda Item #2: *Unfinished Business*

Sub-Item #2a.: *Mr. Dickerson Will Provide an Update on HB581*

Mr. Dickerson explained that if HB581 passes, the City will have until March to decide if we will opt in or opt out. The possibility of FLOST is directly tied to this. There will be much more discussion if the bill passes and as more information is available.

Sub-Item #2b.: *Mr. Dickerson Will Provide an Update on the Fort Moore/Camp Merrill Contract*

Mr. Dickerson updated that the City is still in the running to be the Prime contract to manage garbage collection, mowing, and pest control at Camp Merrill and also the maintenance of 6,000 washers and dryers and Camp Merrill, Fort Moore and a small base in Florida.

Additional Updates

Mr. Coppedge updated that he and Colby Moore are going to begin meeting with every retailer on the Square to enforce their employees to park off the Square. Public parking signs have been ordered along with two 15 minute parking signs, one for each side of the Square.

Mr. Skilling updated on the Leash Law. He found that some jurisdictions do treat dogs off leash as a misdemeanor. Not picking up pet waste can also be treated as littering and can be a misdemeanor. Fines and charges are typically left to the discretion of the Judge. He will include this in the written ordinance.

Agenda Item #3: *New Business*

Lew Oliver Square Discussion

Lew Oliver presented drawings of ideas for the Square. Mayor and Council discussed the two options presented, along with parking garage options. Mr. Oliver said that the State could move forward with formal traffic studies with an approved Resolution from the City. Mr. Oliver explained that he will explore grant options and would like at City staff member to write grants for the project and prepare a Resolution for consideration.

Agenda Item #4: *Public Comment*

There were no public comments.

Agenda Item #5: *Consider Going Into Executive Session*

Council Member Rick Wood made a motion to enter executive session .

Seconded: Council Member Franklin Brown

Passed (5 - 0)

Sub-Item #5a.: Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was a Georgia Code section 36-33-5 Ante-Litem Notice.

Council Member Franklin Brown made a motion to approve compensating Mrs. Yoder for damages incurred from a fall on Green Street, upon signature of release.

Seconded: Council Member Angelia Kiker

Passed (5 - 0)

Agenda Item #6: *Adjournment*

Council Member Franklin Brown made a motion to adjourn the meeting.

Seconded: Council Member Rick Wood

Passed (5 - 0)

Respectfully submitted,

Julie Poole, City Clerk

OFFICIAL MINUTES
REGULAR MEETING

November 4, 2024
Minutes
City of Clarkesville
Regular Meeting

The Regular Meeting was held on Monday, November 4, 2024, at 6:00 PM at City Hall. Those present were Council Member Don Nix, Council Member Rick Wood, Mayor Pro - Tempore Franklin Brown, Council Member Angelia Kiker, Council Member Brad Coppedge, Mayor Barrie Aycock.

Agenda Item #1: *Call to Order*

Mayor Aycock called the meeting to order.

Agenda Item #2: *Invocation and Pledge*

Sub-Item #2a.: *Reverend Hobie Wood With Christ Presbyterian Church Will Lead the Meeting in Prayer*

Reverend Wood led the meeting in prayer.

Agenda Item #3: *Consent Agenda*

Mayor Pro - Tempore Franklin Brown made a motion to approve the Consent Agenda..

Seconded: Council Member Brad Coppedge

Passed (5 - 0)

Sub-Item #3a.: *Discuss and Consider Approval of Minutes for the October 7, 2024 Work Session and Council Meeting*

Discuss and Consider Approval of the Following Alcohol License Renewals for 2025:

Room 227 LLC, dba the Copper Pot

Pinheads, LLC

Clarkesville Food Mart, LLC

Juhan Song Inc. dba The Attic

Old Towne Pub

Panito Group, Inc dba Gulf Food Mart

North Georgia Liquor Inc dba Clarkesville Package

Agenda was amended to add El Jinete Inc. to the alcohol license approvals, and also approval of a new alcohol license for Ganesh Gascon LLC to sell beer and wine at 332 Monroe St. Suite 1.

Agenda Item #4: *Committee Reports*

Sub-Item #4a.: *Finance, Main Street, Fire, ESG, Police and Planning will Present Monthly Reports*

Department Heads presented their monthly reports.

Brad Coppedge, on behalf of the Soque River Watershed Association, recognized Joe Deputy

and ESG for outstanding service at the Green Way Trail.

Agenda Item #5: *Unfinished Business*

Agenda Item #6: *New Business*

Sub-Item #6a.: *Discuss the Possibility of Leasing City Property to a Private Contractor*

Mr. Dickerson explained that he has been approached by a business that would like to lease a portion of the old landfill property on Robertson Loop Rd. to grind and tint mulch. In addition to a monthly lease payment, they will grind brush collected by the City and provide mulch at no cost. They will also maintain roads in and out. Joe Deputy will see a demo and check the decibel reading while equipment is in use. Mr. Dickerson will present the contract if or when it is agreed upon.

Sub-Item #6b.: *Discuss and Vote to Approve the Purchase of a New Mower*

Mayor Pro - Tempore Franklin Brown made a motion to approve the purchase of a Scag Cheetah 2.

Seconded: Council Member Rick Wood

Passed (5 - 0)

Agenda Item #7: *Public Comment*

There were no public comments.

Agenda Item #8: *Consider Going Into Executive Session*

There was no Executive Session.

Agenda Item #9: *Adjournment*

Council Member Brad Coppedge made a motion to adjourn the meeting.

Seconded: Mayor Pro - Tempore Franklin Brown

Passed (5 - 0)

Respectfully submitted,

Julie Poole, City Clerk

City of Clarkesville
(UNAUDITED)

Financial Report - As of October 31, 2024					2023
	Budget	Actual	Difference	%Budget	Actual
General Fund					
Administrative Revenue	2,726,726	2,261,338	(465,388)	83%	2,164,699
Main Street	18,500	19,428	928	105%	20,183
Fire Revenue	24,000	14,285	(9,715)	60%	19,775
Planning Revenue	28,000	21,015	(6,985)	75%	32,433
Police Revenue	94,000	70,795	(23,205)	75%	92,592
Streets Revenue	29,226	39,223	9,997	134%	30,446
Hotel/Motel	3,500	2,342	(1,158)	67%	2,633
ARPA	0	0	0	0%	0
Total General Fund Revenues	2,923,952	2,428,426	(495,526)	83%	2,362,761
Expenses					
Administration	1,118,034	658,965	(459,069)	59%	804,733
Main Street	185,922	175,657	(10,265)	94%	153,761
Fire	516,801	364,144	(152,657)	70%	294,583
Parks	10,300	96,483	86,183	937%	50,901
Planning & Zoning	91,901	70,658	(21,243)	77%	65,493
Police	828,184	709,713	(118,471)	86%	667,875
Streets	175,311	136,658	(38,653)	78%	131,815
Total General Fund Expenses	2,926,453	2,212,278	(714,175)	76%	2,169,161
General Fund Revenues over Expenses	0	216,148	(1,209,701)		193,600
Water/Sewer Fund					
Water Revenues	1,399,292	1,272,132	(127,160)	91%	1,136,573
Sewer Revenues	565,500	571,580	6,080	101%	460,342
Sanitation Revenues	206,000	173,240	(32,760)	84%	166,890
Total Water/Sanitation/Sewer Revenues	2,170,792	2,016,952	(153,840)	93%	1,763,805
Administration Expense	1,449,153	1,060,252	388,901	73%	1,126,715
Water Plant Expense	351,200	300,867	50,333	86%	345,288
Water Distribution Expense	34,839	49,850	(15,011)	143%	29,238
Waste Water Plant Expense	82,000	75,592	6,408	92%	67,665
Waste Water Collection	47,600	47,256	344	99%	61,223
Sanitation	206,000	165,080	40,920	80%	202,485
Total Water/Sanitation/Sewer Expenses	2,170,792	1,698,897	471,895	78%	1,832,614
W/S/S Revenues over Expenses	0	318,055	318,055		(68,809)
Total City Fund Revenues over Expenses	0	534,203	(891,646)		124,791

Main Street Report November 2024

New Businesses

- Foothills Behavior Associates – 1 employee

Events

- In town events
 - Total of events 37
 - Total Attendance of 1,495

Economic Development

- Approved Façade Grant for 1341 Washington Street

Upcoming events

- Candlelight Christmas Walk – Dec. 23
- Mardi Gras 2025 – March 1

Fire Department Council Report December 2024

Total 71

Fires 3

EMS 43

MVA 2

Hazardous Condition 1

Service 9

Canceled/False 13

Inside/Outside

City 38

County 29

Demorest 4

City of Clarkesville

Council Meeting December 12th 2024

- LMIG wrap up and look ahead for 2025.
- Mary Street bathroom construction
- Water line repairs and freezing temperatures
- Helene debris update and brush

Departmental Activity Report for the Month of December

The following permits were issued for the month of December:

1 Permanent Sign

0 Temporary Sign

0 Plan Review

1 Building

0 Plumbing

1 Electrical

1 Mechanical

1 Tree Removal

2 Code Enforcement Actions:

14 Construction inspections

COs Issued: 1 – 115 Smith Court (single-family)

Planning Activities: I have been participating in weekly floodplain management webinars hosted by FEMA.

CITY OF CLARKESVILLE
TOWN GREEN RESTORATION
RESOLUTION 2024-7

WHEREAS, the City of Clarkesville desires the restoration of the “Town Square” as it appeared prior its destruction around the year 1960; and

WHEREAS, the City of Clarkesville desires to have a greenspace for civic use, public enjoyment, and aesthetic value; and

WHEREAS, the City of Clarkesville desires enhanced public safety; and

WHEREAS, Mayor and Council has considered the drawing rendered in Exhibit A as the relevant concept.

NOW, THEREFORE, BE IT RESOLVED by the Mayor of the City of Clarkesville that the City Manager is charged with coordinating applicable parties including, but not limited to, City Departments, Habersham County and Georgia Department of Transportation to conduct feasibility studies, including drawings, to commence development of the improved facilities.

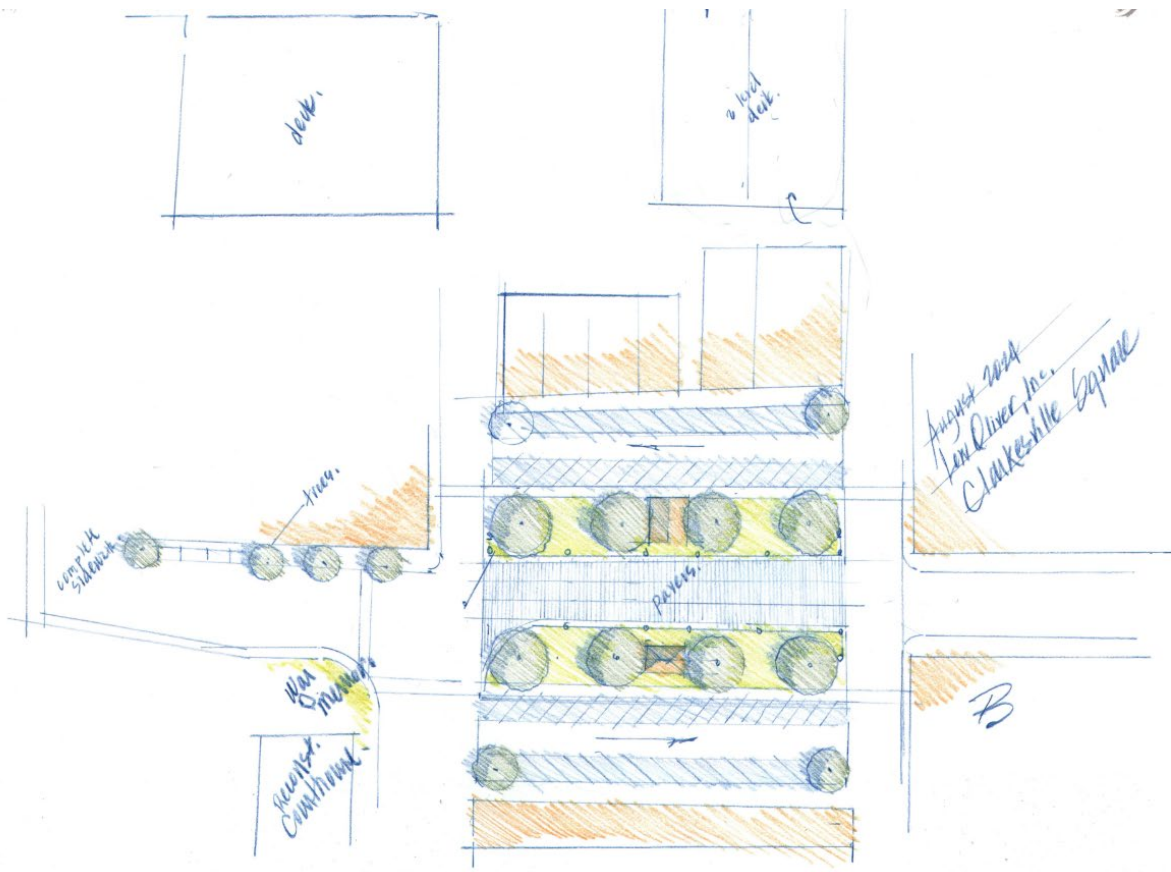
THIS RESOLUTION shall be effective this 9th Day of December, 2024

Barrie Aycock, Mayor

ATTEST:

Julie Poole, City Clerk

EXHIBIT A



2025 Council Meeting Schedule

January 06, 2025

February 03, 2025

March 03, 2025

April 07, 2025

May 05, 2025

June 02, 2025

July 07, 2025

August 04, 2025

★ September 08, 2025

October 06, 2025

November 03, 2025

★ December 08, 2025

Council Meetings are held at 6:00 pm.

Council Work Sessions are held at 5:00 pm prior to each Meeting.

★ Denotes meeting dates that are not the first Monday of the Month

2025 Holiday Schedule

New Year's Day – Wednesday, January 01, 2025

Martin Luther King, Jr. Day – Monday, January 20, 2025

President's Day – Monday, February 17, 2025

Good Friday – Friday, April 18, 2025

Memorial Day – Monday, May 26, 2025

Juneteenth Day – Thursday, June 19, 2025

Independence Day – Friday, July 4, 2025

Labor Day – Monday, September 1, 2025

Columbus Day – Monday, October 13, 2025

Veterans Day – Tuesday, November 11, 2025

Thanksgiving Day – Thursday, November 27, 2025

Day After Thanksgiving – Friday, November 28, 2025

Christmas Eve – Wednesday, December 24, 2025

Christmas Day – Thursday, December 25, 2025



November 1, 2024

Mr. Keith Dickerson
City of Clarkesville
123 North Laurel Drive
Clarkesville, Ga 30523

RE: Plan Review Services

Dear Mr. Dickerson,

Falcon Design Consultants is pleased to submit this proposal for your consideration for the referenced project and/or service. The following is our proposed scope of services.

Project Scope

1. **Building Plan Review:** **\$200.00 per Hour**
 - Falcon Design Consultants will provide qualified staff to perform plan reviews on submitted construction projects pertaining to building, mechanical, electrical, plumbing, and similar projects based on the review timeframe provided by the City and in compliance with applicable State regulations.
 - Building plan review, mechanical plan review, electrical plan review, plumbing plan review, and fire plan review services shall be provided at a rate of \$200.00 per hour of work performed.
2. **Development Plan Review:** **\$250.00 Per Hour**
 - Development plan review services, including civil, stormwater, and erosion control disciplines, shall be provided at a rate of \$250.00 per hour of work performed.
3. **Building Official Services:** **\$250.00 Per Hour**
 - Building official services shall be provided, at the request of the client, at a rate of \$250.00 per hour of work and/or consultation performed.

Reimbursable Expenses:

In addition to the Professional Fees described above, we will invoice for Reimbursable Expenses. This is usually referred to "Out-of-Pocket" expenses. The following items will be considered Reimbursable Expenses:

- Blue Printing – Reproduction of Drawings or Documents
- U.S. Mail Messenger, Messenger and Overnight Delivery Services

Additional Services

Only those services specifically described above, are included within the scope of this proposal. Additional Services are further explained in each consultant's contract and shall be made a part of the Standard Agreement between Owner and Design Firm. Examples of Additional Services, which may be required as the project develops, includes but is not limited to the following:

- Modifications to previously approved work "Change of Scope"
- Additional site visits (Civil Engineer, Mechanical Engineer and Structural Engineer)

All work will be performed in accordance with the Contract Conditions.

STOCKBRIDGE OFFICE: 235 Corporate Center Dr., Suite 200, Stockbridge, GA 30281 / Phone: 770.389.8666
CUMMING OFFICE: 500 Pirkle Ferry Road, Suite C, Cumming, GA 30040 / Phone: 678.807.7100
NEWNAN OFFICE: 40 Greenway Circle, Suite A, Newnan, GA 30265 / Phone: 770.755.7978

Contract Conditions

If, during the course of work, the Client finds it necessary to terminate the work, the work will stop by the Consultant upon written notification from the Client. The Client will pay for the services and expenses incurred to the point of termination based on the Consultant's estimate of the percentage of work complete.

Invoices for work completed will be submitted at the beginning of each month for work performed the previous month. All invoices are net due in 30 days. In the event that an invoice is not paid within 30 days the Consultant reserves the right to stop work after notifying the client in writing, until such outstanding invoices are paid in full.

The Consultant reserves the right to terminate or suspend all work for the Client with verbal or written notice if unpaid undisputed invoices are greater than 30 days past due.

Additional services, which are not included in this task order as defined by the scope of work, will be treated as extra work. The Owner will be given notice of any additional services requested by the Owner's Staff to complete the project. All additional services provided by the Consultant directly will be paid based upon the hourly rate schedule attached to this agreement without additional contract modifications. The Owner must approve additional Subcontractor/Subconsultant work in writing before the work is begun.

It is agreed that the Consultant's professional services do not extend to or include the review or site observation of the Construction Contractor's work or performance. It is further agreed that the Client will defend, indemnify, and hold harmless the Consultant from any claim or suit whatsoever, including but not limited to all payments and expenses, including all attorney fees and costs of defense or other costs involved arising from or alleged to have arisen from the Contractor's performance or the failure of the Contractor's work to conform to the design intent and the Contract Documents. The Consultant agrees to be responsible for the negligent acts, error or omissions of the Consultant's own employees. The Client agrees that the liability of Falcon Design Consultants, LLC resulting from any negligent acts, errors and/or omissions of Falcon Design Consultants, LLC is limited to the total fees actually paid by the Client to Falcon Design Consultants, LLC for services rendered.

While all work will be performed with professional care, the Consultant cannot guarantee the actions of government officials and agencies to grant the desired approvals.

This agreement shall be null and void if not executed within 60 days from the date of preparation unless otherwise indicated by the Consultant.

If you are in agreement with the terms of this proposal, please execute the agreement by signing below and returning one copy for our files.

Sincerely,
Falcon Design Consultants, LLC



Adam Price
Managing Partner



John Palmer
President

Accepted and Agreed:

Signature

Title

Date

STOCKBRIDGE OFFICE: 235 Corporate Center Dr., Suite 200, Stockbridge, GA 30281 / Phone: 770.389.8666
CUMMING OFFICE: 500 Pirkle Ferry Road, Suite C, Cumming, GA 30040 / Phone: 678.807.7100
NEWNAN OFFICE: 40 Greenway Circle, Suite A, Newnan, GA 30265 / Phone: 770.755.7978



December 9, 2024

To: Mayor and Council

**RE: Brief: 217 Landers St / Map & Parcel 104 046A – Zoning Map Amendment
From R-2, Multiple-Family Residential to INS, Institutional.**

The Higgins (owners of Graceful Care), the property owners at 217 Landers Street, is requesting to rezone the property from R-2, Multiple-Family Residential to INS, Institutional.

The property is currently being used as a senior care facility. The owners have been approached by a local daycare business to lease the building and convert it into a daycare facility to help handle their additional growth.

The current zoning does not permit this type of use so a change in zoning to Institutional is needed. Please note that if the Higgins decide to go back to a senior care facility, another zoning change would not be needed since that use is permitted in Institutional.

This zoning change does not create spot zoning since it abuts the Holcomb Street apartments property which is also Institutional.

The Planning Commission approved this request with the condition that the Governing Body make Landers Street a one-way street.

I recommend approval of this request.

Respectfully,

A handwritten signature in black ink, appearing to read "Caleb Gaines", followed by a long horizontal flourish.

Caleb Gaines
Zoning Administrator
City of Clarkesville



December 9, 2024

From: Zoning Administrator

To: Mayor and Council

Subject: Request for a zoning amendment for 217 Landers St. Map 104 Parcel 046A.

1. Public notice was run in the Northeast Georgian in the October 24th, 2024 issue.
2. The required sign was posted in front of the property on October 24th, 2024.
3. The applicant is requesting rezoning from Multiple-Family Residential (R-2) to Institutional (INS).
4. The applicant has submitted all necessary paperwork and fees regarding the application.
5. This request does not create spot zoning and fits with current zoning in the immediate area.
6. There has been no public inquiry that I am aware of in this office regarding the zoning request.

I recommend that the request be approved by the Governing Body.

A handwritten signature in black ink, appearing to read "Caleb Gaines", followed by a long horizontal oval flourish.

Caleb Gaines
Zoning Administrator



December 9, 2024

From: Chair Planning Commission

To: Mayor and Council

Subject: Request for a zoning amendment for 217 Landers St. Map 104 Parcel 046A.

1. Public notice was run in the Northeast Georgian in the October 24th, 2024 issue.
2. The required sign was posted in front of the property on October 24th, 2024.
3. The Planning Commission met on November 12th, 2024, to consider the above matter. The original application of the request to the Planning Commission is attached.
4. The applicant is requesting rezoning from Multiple-Family Residential (R-2) to Institutional (INS). This zoning change use will allow for the property to be leased for educational business use.
5. This request does not create spot zoning and fits with current zoning in the immediate area.
6. The Planning Commission voted unanimously in favor of the zoning amendment.
7. Therefore, it is the recommendation of the Planning Commission that the City rezone the property at 217 Landers St (map and parcel 104 046A) from R-2, Multiple-Family Residential to INS, Institutional.

Respectfully Submitted,

Bruce Haglund
Chair, Planning Commission

Zoning Change Application

(Annexation, Map Amendment, Conditional Use and Variance)
for

217 Landers St.

(address/map & parcel)

City of Clarkesville, PO. Box 21 Clarkesville, GA 30523

Tel: 706-754-4216

Fax: 706-754-9316

104 046A



PROPERTY OWNER/APPLICANT	APPLICANT	REPRESENTATIVE	OWNER
	Name: <u>Jeff & Grace Higgins</u> Address: <u>217 Landers St.</u> City/State/Zip: <u>Clarkesville</u> Telephone: _____ Fax: _____ Cell: <u>706-318-0299</u> Email: <u>gracefulcare@hotmail.com</u>	Name: _____ Address: _____ City/State/Zip: _____ Telephone: _____ Fax: _____ Cell: _____ Email: _____	Name: <u>Jeff & Grace Higgins</u> Address: <u>257 Woodcrest</u> City/State/Zip: <u>Clarkesville</u> Telephone: _____ Fax: _____ Cell: <u>706-318-0299</u> Email: <u>gracefulcare@hotmail.com</u>
	Applicant's Signature	Representative's Signature	Owner's Signature

ACTION REQUESTED	ACTION REQUESTED	
	☐ Annexation: Request rezoning from county _____ to _____ ☒ Map Amendment: Request rezoning from <u>R2</u> (current) to <u>INS</u> (proposed) ☐ Conditional Use: Zoning district: _____ Conditional Use Requested: _____ ☐ Variance: Zoning district: _____ Variance Requested: _____	

PROPERTY RECORDS	PROPERTY RECORDS	
	A recorded Legal Description of the property, reflecting current ownership, for which action is requested by one or more of the following: ☐ Metes and Bounds (attach copy of recorded document) ☐ Boundary Survey (attach copy of recorded survey, showing all easements, crossings or other appurtenances) ☒ Tax Plat (attach certified copy of plat from Habersham County Tax Commissioner's office)	

FOR OFFICE USE ONLY (DO NOT WRITE BELOW)

General Zoning Change	Commercial Zoning Change	Disposition
Signature(s) and form(s) ☐	Signature(s) and form(s) ☐	Application Filed <u>10/2/24</u> Rcvd by: _____
Letter of Intent ☐	Letter of Intent ☐	Fee Paid \$ <u>650</u> on <u>10/2/24</u>
Maps & Plats ☐	Maps & Plats ☐	Public Notice: <u>10/18/24</u> News Signs
Tax Records/Liens ☐	Tax Records/Liens ☐	Zoning Admin: <u>/</u> / <u>/</u> Action: _____
Parking & Access ☐	Parking & Access ☐	Planning Comm: <u>/</u> / <u>/</u> Action: _____
Floodplain Zone ☐	Floodplain Zone ☐	Governing Body: <u>/</u> / <u>/</u> Action: _____
Landscaping ☐	Landscaping ☐	Letter of Determination: <u>/</u> / <u>/</u>
Twelve-Month Rule ☐	Concept Plans ☐	Eligible Filing Date: <u>/</u> / <u>/</u>

To whom it may concern.

I am writing this letter in interest to lease one of our properties to a future Day Care, which currently has one other location . We have been in business for ten years and have grown throughout the community. This opportunity will give us the ability to seek future growth, and time with family. We ask that you approve this intent, so both our business, as well as the future business, will benefit the community.

Thank you

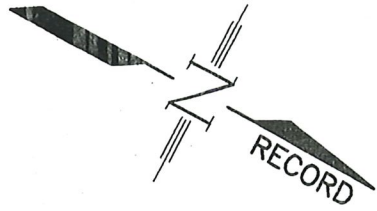
Graceful Care Senior Living

Graceful Higgins

Gracefulcare@hotmail.com

678.677.4274

706.318.0299

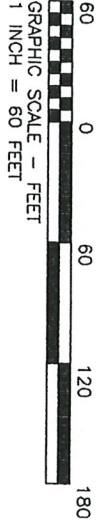


- NOTES:
1. ALL IRON PINS SET ARE 1/2" REBAR.
 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,384 FEET AND AN ANGULAR ERROR OF 00'00.04 PER ANGLE AND WAS ADJUSTED BY LEAST SQUARES.
 3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND TRACT ONE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 172,349 FEET. TRACT 2 IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 131,940 FEET.
 4. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA SRX (3) SECOND) ROBOTIC TOTAL STATION AND AN ALLEGRO C/A DATA COLLECTOR.
 5. FIELD WORK COMPLETED MAY 9, 2014.
 6. BEARING BASIS TAKEN FROM SURVEY FOR PHILLIP TERRY SILLS, BY HUBERT LOVELL, PLAT BOOK 43, PAGE 81 HABERSHAM COUNTY, GEORGIA, RECORDS.

SURVEYED BY JEFF WESHNER
242 WILLOW CIRCLE
CLARKESVILLE, GA. 30523
PHONE (706) 754-2357

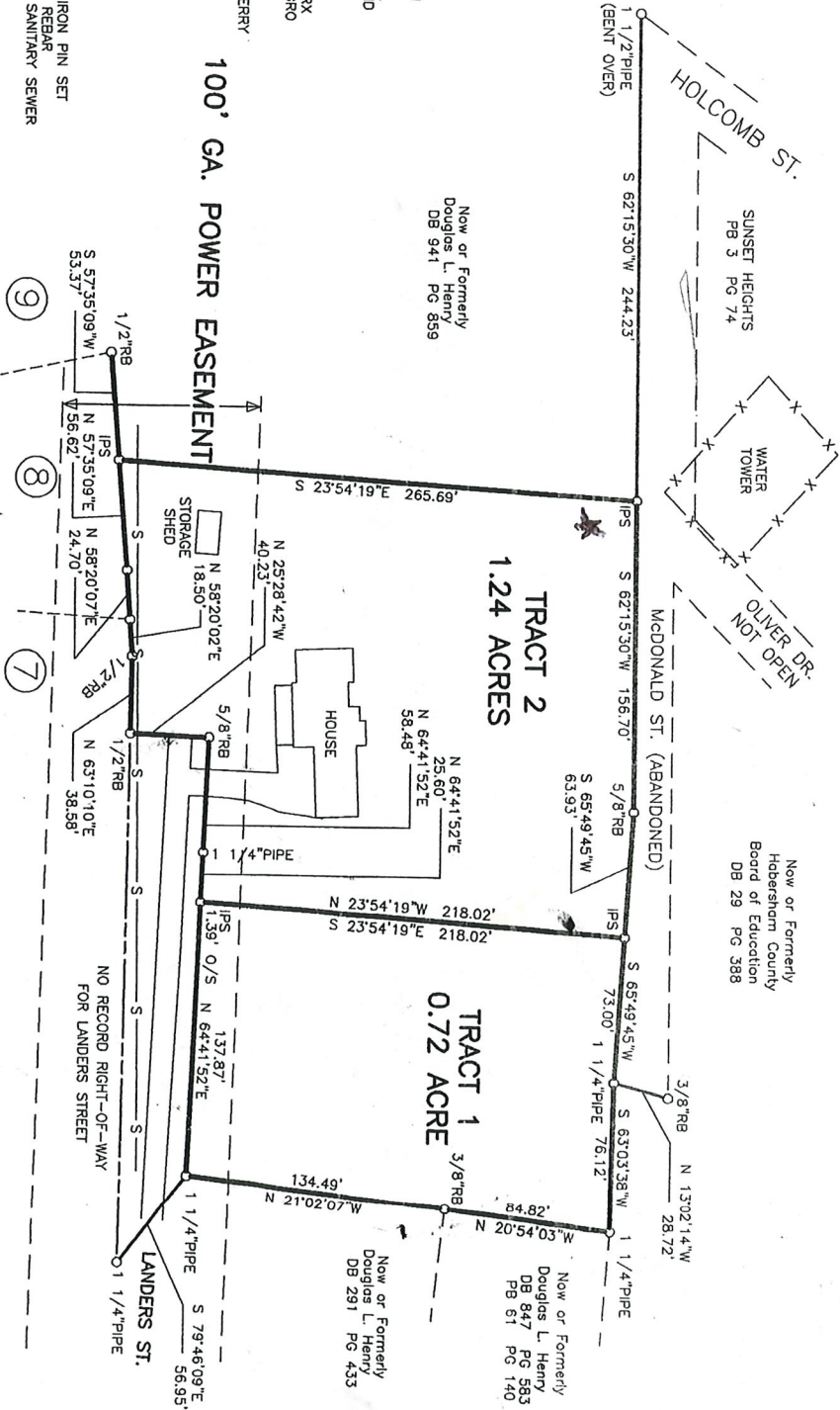


THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67)



LEGEND
IPS IRON PIN SET
RB REBAR
S- SANITARY SEWER

100' GA. POWER EASEMENT



BOUNDARY SURVEY FOR
DOUGLAS HENRY
CITY OF CLARKESVILLE
LAND LOT 20 10th DISTRICT
HABERSHAM COUNTY, GEORGIA
JOB NO. 98-38-9 MAY 23, 2014