



**City of Flowery Branch
City Council Meeting
Thursday, August 18, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 West Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

ADOPTION OF AGENDA:

DEPARTMENT REPORTS: - a. City Manager Report

- b. City Clerk Report
- c. Downtown/Events Director Report
- d. Finance Director Report
- e. Planning Department Report
- f. Police Report
- g. Attorney Report
- h. Council Report

ADJOURNMENT WORK SESSION:

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

PUBLIC COMMENTS: - Please limit to two minutes

CONSENT AGENDA:

- Consider August 4, 2022 City Council Meeting Minutes
[August 4, 2022 Unofficial Minutes.pdf](#)

UNFINISHED BUSINESS - VOTING SESSION:

- Consider second read of Ordinances 665 and 666 - Requests from Chattahoochee Construction Managers, LLC/MQ Development, LLC to Rezone two tracts of land from Residential, Detached Single-Family, Moderate-Density District (R-2) to Residential Multi-Family District (R-3). Tract one is a 3.52+/- acre tract of land identified as 5674 Mulberry Street, tax parcel number 08116 000023, tract two is a 4.7+/- acre tract of land identified as 5740 Mulberry Street, tax parcel number 08116 000022.
[Mulberry Townhomes Parcel 1.pdf](#)
[Mulberry Townhomes Parcel 2.pdf](#)
[Staff Report Mulberry Townhomes.pdf](#)

[Ordinances 665 and 666.pdf](#)

- Consider second read of Ordinance 667 - A request submitted by Milstead Homes, LLC. to Rezone a .36 +/- tract of land known as 5224 Chattahoochee Street from R-1 (Detached Single-Family, Low Density) to Flowery Branch R-3 (Residential Multi-Family)

[Letter to Council - Flowery Branch.pdf](#)

[Staff Report Chattahoochee Overlook.pdf](#)

[House Plan Renderings.pdf](#)

[Survey - 2-Single Family.pdf](#)

[Chattahoochee Overlook Ordinance.pdf](#)

NEW BUSINESS - VOTING SESSION:

- Consider the first reading of Ordinance a request submitted by Shadow Stone Partners, LLC to annex and rezone a 14.27 +/- acre tract of land known as tax parcel 08100 001003A from Hall County Agricultural Residential (AR III) to Flowery Branch Planned Unit Development (PUD)

[Cook Communities Applications.pdf](#)

[3c-Parkers Place Development PresentationR.pdf](#)

[Ordinances 668 and 669.pdf](#)

[Staff Report Cook.pdf](#)

- Consider the first read of Ordinance 670, a request submitted by Edge City Properties, Inc. to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street, tax parcel identification number 08098 001019 from Agricultural (A) to Residential Multi-Family (R3).

[Aerial and Colored Rendering Edge City Flowery Branch Master Plan Rendering 7.12.2022.pdf](#)

[Final Application Submitted 5.13.2022.pdf](#)

[Edge City Gainesville St Residential TIS_FINAL.pdf](#)

[SF Detached Renderings.pdf](#)

[Townhome-300colorR1.pdf](#)

[Dye Rezoning Ordinance.pdf](#)

[Staff Report Dye.pdf](#)

[Edge City Revised Zoning Submittal 7.28.2022.pdf](#)

EXECUTIVE SESSION:

ADJOURNMENT:

If you have a disability or impairment and need special assistance please contact the City Clerk prior to the meeting at 770-967-6371 - Meeting agenda is subject to change



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider August 4, 2022 City Council Meeting Minutes

COUNCIL MEETING DATE: August 18, 2022

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [August 4, 2022 Unofficial Minutes.pdf](#)



**City of Flowery Branch
City Council Meeting
Thursday, August 4, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Edward Asbridge called the council meeting to order at 6:00 p.m.

Present: Mayor Asbridge and Council Members Joe Anglin, William McDaniel, Joseph Mezzanotte and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Downtown Director Renee Carden, Finance Director Matthew Hamby, Planning Director Rich Atkinson, Police Chief Chris Hulse, and City Attorney Ron Bennett.

Absent: Council Member Oliver McClellan

INVOCATION:

Pastor Tyler Flowers, United Methodist Church, prayed the invocation.

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion made to approve the adoption of the agenda.

MOTION: Chris Mundy

SECOND: Joe Anglin

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

PUBLIC HEARING:

A Public Hearing to consider a request from Sparrow Acquisitions, LLC. to rezone three properties totaling 14.55 +/- acres from Highway Business (HB) to Residential Multi-Family (R-3).

Planning Director Atkinson stated the applicant would like to have the public hearing tabled until September 1, 2022, Council Meeting because they are changing site plans.

There was a motion made to table the request from Sparrow Acquisitions, LLC. to rezone three properties totaling 14.55 +/- acres from Highway Business (HB) to Residential Multi-Family (R-3) until September 1, 2022.

MOTION: Joe Anglin

SECOND: William McDaniel

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

UNFINISHED BUSINESS - WORK SESSION:

Work Session Discussion regarding Ordinances 665 and 666 - Requests from Chattahoochee Construction Managers, LLC/MQ Development, LLC to Rezone two tracts of land from Residential, Detached Single-Family, Moderate-Density District (R-2) to Residential Multi-Family District (R-3). Tract one is a 3.52+/- acre tract of land identified as 5674 Mulberry Street, tax parcel number 08116 000023, tract two is a 4.7+/- acre tract of land identified as 5740 Mulberry Street, tax parcel number 08116 000022.

There was a lengthy discussion regarding landscaping, setbacks, length of driveways, curb and gutter, sidewalks, and garage sizes. There was also a discussion regarding a contribution to the improvements of the traffic on Phil Niekro and Mulberry Street.

NEW BUSINESS -WORK SESSION:

Consideration of Flowery Branch Police Department K9 Program.

Police Chief Hulsey presented a request for a K9 Program at the Flowery Branch Police Department. Chief Hulsey stated he has seen an increase in missing persons and some of those had Dementia or Alzheimer's. He stated the K9 Program will be a great resource to the City. He explained the need for the K9 Program and gave several examples. He detailed the research into the program that spanned over six months and hundreds of hours of research in vendors, training, and the different options of canines. Officer Charlton has donated over seventy hours of his personal time and money for hands on training with other agencies. The cost of the program is estimated at \$21,770 before any donations or grants are received. Multiple grants have been applied for and the police department is awaiting response and notification of those applications.

Donations from Georgia Police K9 Foundation to include:

- Vehicle Equipment: K9 Kennel, Partition, Partition (2/3 Kennel/Transport Cage), K9 Heat Alarm, K9 Heat Alarm Fan, K9 Heat Alarm Door Pop, K9 Heat Alarm Monitoring System
- Estimated Equipment Valued at \$5,510
- Estimated Savings \$5,510

Donations from Georgia Police K9 Foundation to include:

- Ballistic Protection Vest \$1,500
- K9 Medical Kit \$150
- Estimated Savings of \$1,650

Costs after Donations:

- Vehicle Equipment Installation \$1,500
- At Home Kennel \$1,804
- Police Department Kennel \$1,804
- Veterinarian Exam/Treatments \$571
- Handler/K9 Equipment \$881
- Police K9 \$10,000

Estimated Total \$16,560 (After Donations)

Chief Hulsey and Officer Charlton spoke to three different vendors in three different states. Southern Coast K9 was highly recommended so they traveled to Florida to meet four canines. Officer Charlton chose K9 Jini who is a one year and four-month-old German Sheppard and is trained in tracking and narcotics detection.

Council Member Mezzanotte stated this is a great idea.

Council Member Anglin asked if the dog would reside with Officer Charlton and Chief Hulsey stated that K9 Jini would reside full time with Officer Charlton.

Council Member Anglin asked how long Officer Charlton has been with the police department and Chief Hulsey stated that Officer Charlton has been with the police department for four years.

Council Member Mezzanotte asked how long the process for Officer Charlton to become a certified K9 Handler and Chief Hulsey stated K9 Jini will be ready in six weeks to track and Officer Charlton and K9 Jini will go through a four-week training session.

Consider approving Resolution 22-013 to purchase real property and wells at 4755 Atlanta Highway (Lots 1-4), Flowery Branch, Georgia.

City Manager Parrish presented Resolution 22-013 to purchase real property and wells at 4755 Atlanta Highway. The City currently operates three wells. One well inadequately produces water at a rate of 16,000 gallons per day (gpd). The other two wells produce approximately 131,000 and 175,000 gpd. Soon, the City will need 450,000 - 500,000 gpd to serve its expected water utility customers. When purchased, these two wells will accomplish that future need. By using four to five of these wells regularly, a maximum of 500,000 gpd could easily be available for the citizens to use without compromising the source or having to buy additional water from another entity. The City of Flowery Branch is currently permitted to draw 750,000 gpd of water from the aquifer. The funding for this item is from the GEFA loan the City of Flowery Branch currently has for water projects. City Manager Parrish has been working with the State of Georgia who owns the property. The State's appraisal is lower than the City's appraisal and the fair market

value is \$660,000. City Manager Parrish asked the State if they would take into consideration a credit for the work the City has done on the well such as the digging of the well and testing of the well water to make sure it is a viable source of water for the City. The state has agreed to credit the City so the requested purchase amount is \$445,000.

Council Member Anglin stated that the City has been working on this for about two years. He stated City Manager Parrish has done a great job working on this deal.

Council Member Mundy asked the total acreage of the property and asked if there was any other use of the land other than the wells.

Council Member Anglin inquired about the funding City Manager Parrish stated that the funds will come from the existing GEFA loan for water.

DEPARTMENT REPORTS:

Downtown Director Report:

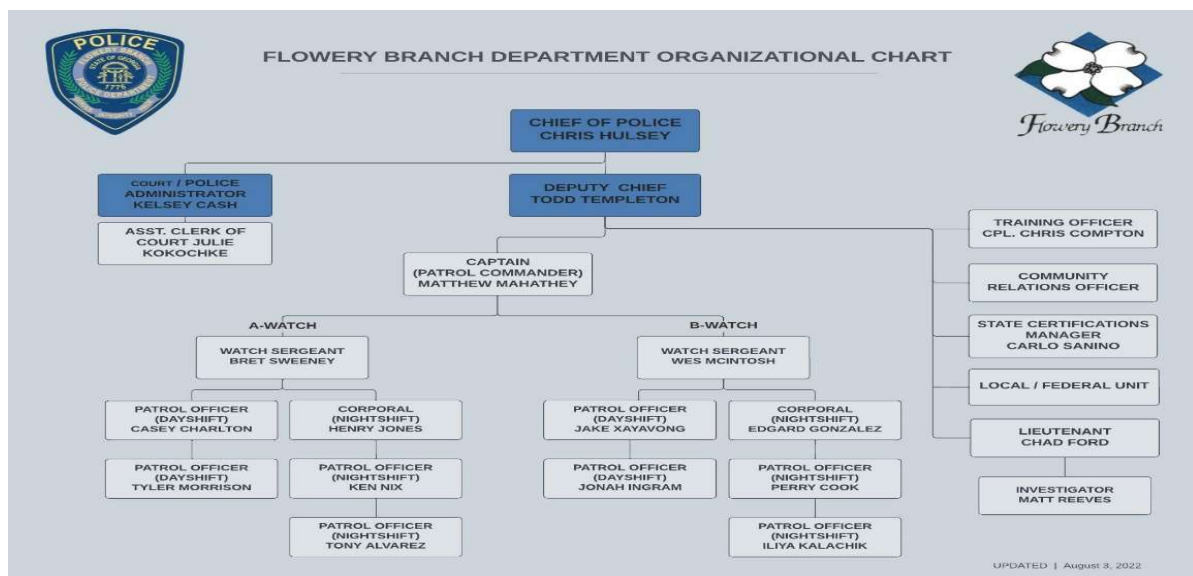
Downtown Director Carden reported the Back-to-School Block Party was a great success with Cherokee Bluffs, West Hall and Flowery Branch High Schools attending. She reminded residents of the next Block Party on September 1, 2022, with the Swingin' Medallions performing. She also advised that Main Street will be closed starting Monday, August 8th for a couple weeks for repaving. Main Street businesses and sidewalks will be open.

Finance Director Report:

Finance Director Hamby reported that the Grant Administrator position is still open.

Police Chief Report:

Police Chief Hulsey reported a new organizational chart that shows current promotions and open positions.



Council Report:

Council Member Anglin stated he is very impressed with the number of rentals in the Community Room.

Mayor Asbridge stated that the City is growing and the importance of Community Policing and he is happy with how involved the police department is with the community.

ADJOURNMENT WORK SESSION:

Mayor Asbridge closed the work session at 6:58 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:58 p.m.

PUBLIC COMMENTS:

Kelly McLincha, 5628 Church Street, Flowery Branch, GA 30542

Mr. McLincha congratulated the City with getting the wall going on Mitchell Street. He stated the wall looks great.

Meg McLincha, 5628 Church Street, Flowery Branch, GA 30542

Mrs. McLincha wanted to thank Mayor Asbridge and City Manager Parrish for meeting her at the coffee shop and she stated she is excited about the new K9 Program.

CONSENT AGENDA:

- Consider July 21, 2022 City Council Meeting Minutes
- Consider Mayor Asbridge Per Diem for June 2022 and July 2022

There was a motion made to approve the consent agenda.

MOTION: Chris Mundy

SECOND: William McDaniel

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Consideration of Flowery Branch Police Department K9 Program

There was a motion made to allocate \$20,000 from the General Fund to the K9 Program.

MOTION: William McDaniel
SECOND: Joe Anglin
AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consider approving Resolution 22-013 to purchase real property and wells at 4755 Atlanta Highway (Lots 1-4), Flowery Branch, Georgia

City Attorney Bennett read the caption for Resolution 22-013.

There was a motion made to approve Resolution 22-013 offering to purchase real property at 4755 Atlanta Highway (Lots 1-4), wells, and water rights for \$445,000 with funding to be provided by a GEFA loan.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

EXECUTIVE SESSION:

There was no executive session held.

ADJOURNMENT:

There was a motion made to adjourn at 7:00 p.m.

MOTION: Joe Anglin
SECOND: William McDaniel
AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Ed Asbridge, Mayor

Date

Shelia Cooper, City Clerk



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider second read of Ordinances 665 and 666 - Requests from Chattahoochee Construction Managers, LLC/MQ Development, LLC to Rezone two tracts of land from Residential, Detached Single-Family, Moderate-Density District (R-2) to Residential Multi-Family District (R-3). Tract one is a 3.52+/- acre tract of land identified as 5674 Mulberry Street, tax parcel number 08116 000023, tract two is a 4.7+/- acre tract of land identified as 5740 Mulberry Street, tax parcel number 08116 000022.

COUNCIL MEETING DATE: August 18, 2022

HISTORY:

Schedule:

June 2 Public Hearing

July 21 First Vote

August 4 Work Session (if requested)

August 18 Second Vote

FACTS AND ISSUES:

A request from Chattahoochee Construction Managers, LLC/MQ Development, LLC to rezone two tracts of land from Residential, Detached Single-Family, Moderate-Density District (R-2) to Residential Multi-Family District (R-3). Tract one is a 3.52+/- acre tract of land identified as 5674 Mulberry Street, tax parcel number 08116 000023, tract two is a 4.7+/- acre tract of land identified as 5740 Mulberry Street, tax parcel number 08116 000022, and construct fifty-five (55) townhomes.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

0

RECOMMENDATION:

Approve Ordinances 665 and 666.

SAMPLE MOTION:

I make a motion to approve Ordinance 665.

I make a motion to approve Ordinance 666.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Mulberry Townhomes Parcel 1.pdf](#)
- [Mulberry Townhomes Parcel 2.pdf](#)
- [Staff Report Mulberry Townhomes.pdf](#)
- [Ordinances 665 and 666.pdf](#)



Mulberry Street Townhomes

Parcel 08116 000023

Chattahoochee Construction Managers

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Letter of Intent

4/11/2022

City of Flowery Branch
Community Development
PO Box 757
Flowery Branch, Georgia 30542

Rich Atkinson
Director of Planning and Community Development:

Mulberry Street Tract (Parcel Numbers 08116 000022, 08116 000023)

Dear Mr. Atkinson:

Please let this letter serve as our letter of intent to accompany our Rezoning Application for the project located at 5674 & 5740 Mulberry Street. The proposed use for the property is for an 8-acre attached townhome development. We are proposing 55 attached townhomes, yielding a density of 6.875 units per acre. We are requesting the subject property to be rezoned from the existing R2- Residential to R3 Residential Multi-Family District.

Architecture	• Brick, stone, and/or concrete siding will be used on all facades. • A minimum of 2 feet of brick or stone above the ground line is required • Architectural Shingles • Two Car Garage Minimum
Driveways	• Driveway width minimum 16 feet
Landscape Strip	• 10-foot landscape strip alongside Mulberry Street w/ shrubs and trees every 50 feet
Landscaping	• A mandatory HOA provides all grass and common area upkeep. • Front, Rear, and Side yards shall be sodded • Landscape Entrance
Proposed Amenities	• Common Areas • Park Area
Proposed Buffer	• 20 Foot Natural Undisturbed Buffer adjacent to residentially zoned properties as shown on the Zoning Exhibit

Setbacks Minimum Lot & Square Footage	Townhome- As shown on concept plan, 1800 SF
Sidewalks	Internal streets will be five feet wide.
Townhome Square Footage	1,800 Square Feet Minimum

We feel that our project supports the recommendations laid out in the Comprehensive Plan by providing an affordable 55-unit townhome community that incorporates design elements that embrace the historical foundation of the City of Flowery Branch.

We appreciate your time and thought in considering this rezoning proposal, and please do not hesitate to contact us with any concerns.

Sincerely,

Chris Fowler



Rezoning Application: City of Flowery Branch Mulberry Street



REZONING APPLICATION

Date: 4/11/2022

Address of Request:

Mulberry Street Tract (Parcel Numbers 08116 000023)

Tax Map # See Above **Current Zoning:** R2

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? N/A

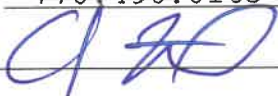
Applicant Information

Name: Chattahoochee Construction Managers, LLC / MQ Development, LLC

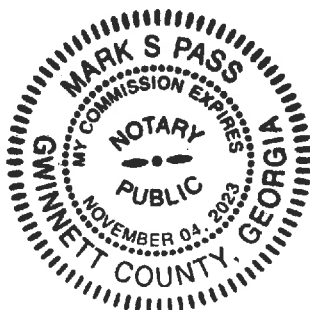
Address: 4111 Commerce St. Suite 400 Flowery Branch, Ga 30542
4111 Commerce St. Suite 400 Flowery Branch, Ga 30542

E-mail address: cfowler316@aol.com mqdev86@gmail.com

Phone number: 770.490.0163 678.617.5844

Signature:  

Notary:



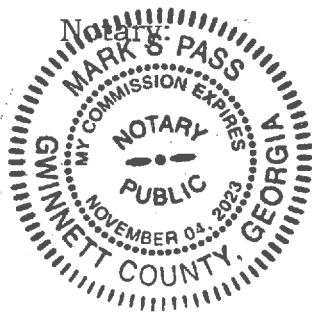
Mark S. Pass
4-11-22



Property owner information (if different than the applicant)

Property owner (please print): Charles D & Shirley L Titshaw Family, LP

Signature of property owner: Shirley L. Titshaw General Partner



Mark S. Pass
4-14-22

Property Information

Tax Map Number: Parcels (08116 000023)

Current Zoning: R2- Residential Total Acres: 3.314

Is this property located within the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: R3- Residential

Current Use: Vacant

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None



Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

None _____

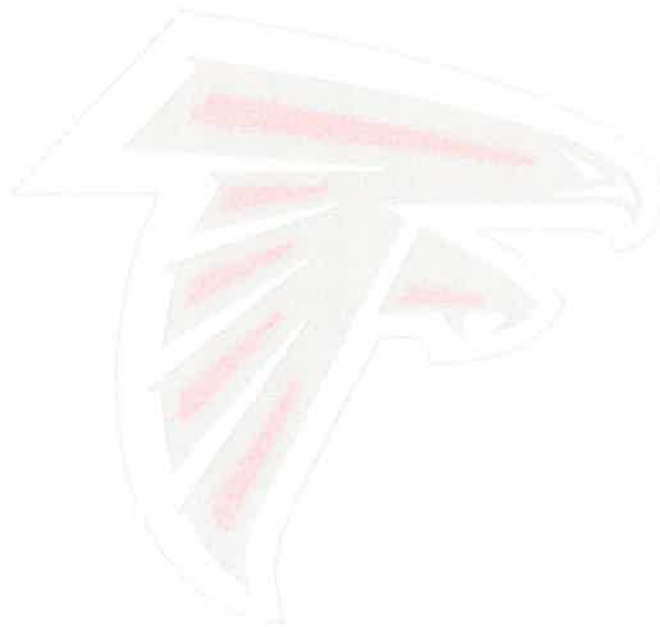
CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____



Flowery Branch



Legal Description

Legal Description 08116 000023

All that tract or parcel of land lying and being located in Tax Parcel No. 08116 000023 of the City of Flowery Branch, Hall County, Georgia containing 4.686 acres according to a survey for C.S Titshaw Estate, prepared by Venable & Associates, Inc, by Allen L. Venable, LS (Georgia Registered Land Surveyor No. 1761) dated December 27th, 2000, and being more particularly described according to said survey as follows.

Beginning at the Marker Found inside the R/W at the corner of the property; Thence North 24° 26' 50" West a distance of 11.1 feet; Thence North 24° 26' 50" West a distance of 389.15 feet; Thence North 53° 17' 37" East a distance of 406.64 feet; Thence a curve to the right, having a LC of 120.06 feet and a bearing of 46° 37' 35"; Thence South 44° 45' 57" East a distance of 126.05 feet; Thence South 38° 43' 02" West a distance of 545.17 feet, to the point of beginning; Containing 3.314 acres.

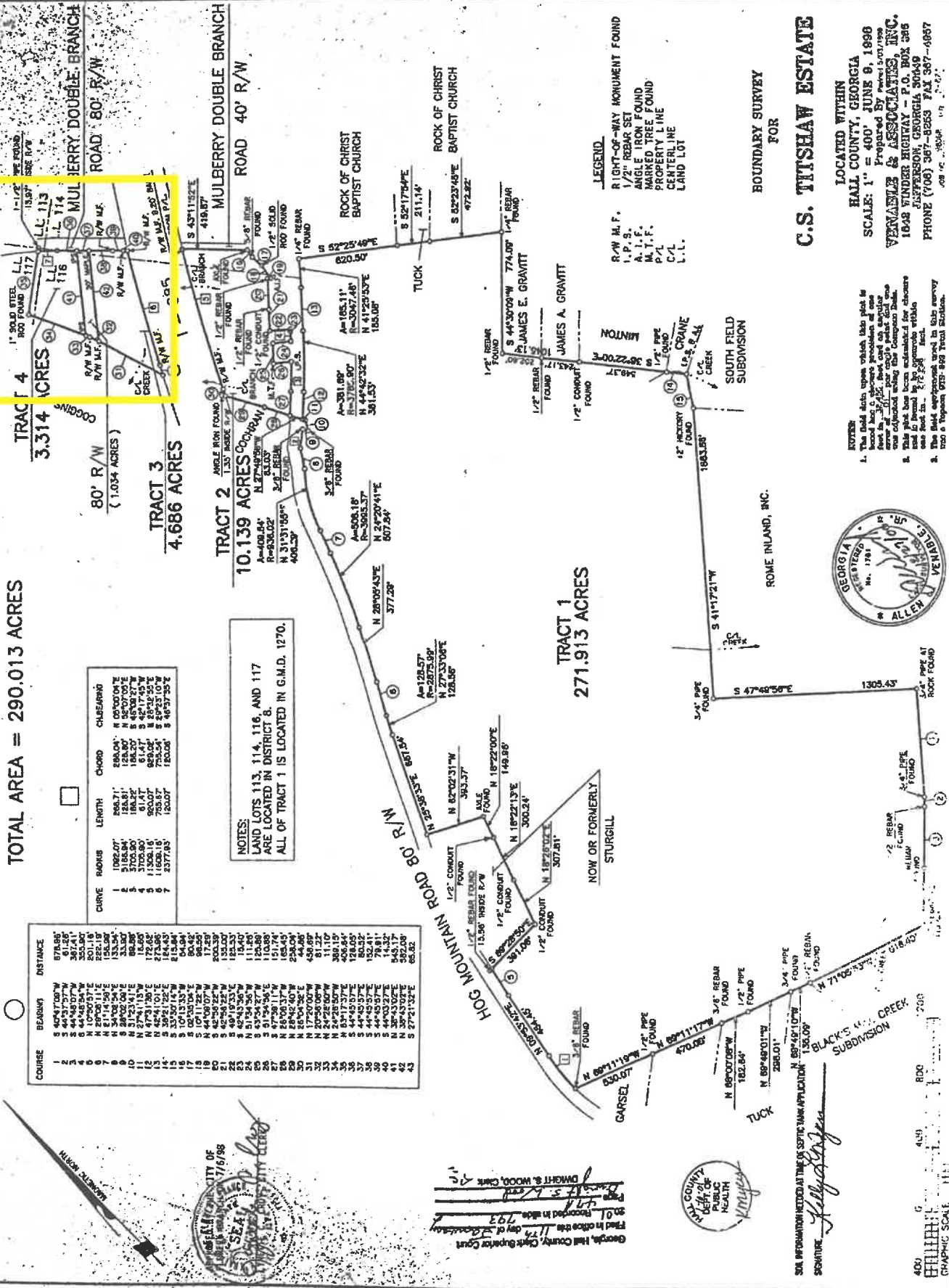
Survey

TOTAL AREA = 290.013 ACRES

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
1	1082.07'	284.04'	284.04'	N 0°00'00"E
2	5106.94'	128.80'	128.80'	N 32°07'00"E
3	3700.80'	128.80'	128.80'	N 32°07'00"E
4	3700.80'	128.80'	128.80'	N 32°07'00"E
5	11304.16'	980.07'	980.07'	N 28°12'55"E
6	11035.16'	753.57'	753.57'	N 28°12'55"E
7	2377.83'	180.07'	180.07'	N 46°37'35"E

NOTES:
LAND LOTS 113, 114, 116, AND 117
ARE LOCATED IN DISTRICT 8.
ALL OF TRACT 1 IS LOCATED IN G.M.D. 1270.

COURSE	BEARING	DISTANCE
1	S 80°47'00"W	878.68'
2	S 30°17'20"W	361.26'
3	S 44°45'00"W	355.90'
4	S 44°45'00"W	355.90'
5	N 10°00'00"E	201.18'
6	N 10°00'00"E	155.00'
7	N 10°00'00"E	155.00'
8	N 34°02'54"E	133.94'
9	N 34°02'54"E	133.94'
10	N 37°23'14"E	15.00'
11	N 37°23'14"E	15.00'
12	N 47°31'30"E	172.65'
13	N 47°31'30"E	172.65'
14	N 35°12'55"E	144.45'
15	N 35°12'55"E	144.45'
16	N 35°12'55"E	144.45'
17	N 35°12'55"E	144.45'
18	N 35°12'55"E	144.45'
19	N 35°12'55"E	144.45'
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23	N 35°12'55"E	144.45'
24	N 35°12'55"E	144.45'
25	N 35°12'55"E	144.45'
26	N 35°12'55"E	144.45'
27	N 35°12'55"E	144.45'
28	N 35°12'55"E	144.45'
29	N 35°12'55"E	144.45'
30	N 35°12'55"E	144.45'
31	N 35°12'55"E	144.45'
32	N 35°12'55"E	144.45'
33	N 35°12'55"E	144.45'
34	N 35°12'55"E	144.45'
35	N 35°12'55"E	144.45'
36	N 35°12'55"E	144.45'
37	N 35°12'55"E	144.45'
38	N 35°12'55"E	144.45'
39	N 35°12'55"E	144.45'
40	N 35°12'55"E	144.45'
41	N 35°12'55"E	144.45'
42	N 35°12'55"E	144.45'



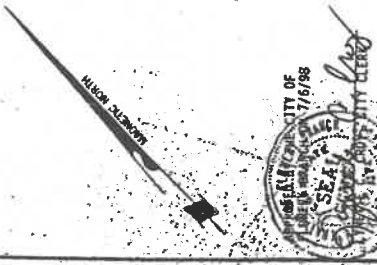
LEGEND:
RIGHT-OF-WAY MONUMENT FOUND
1/2" REBAR SET
ANGLE IRON FOUND
MARKED TREE FOUND
PROPERTY LINE
CENTERLINE
LAND LOT

BOUNDARY SURVEY
FOR

C.S. TITSHAW ESTATE

LOCATED WITHIN
HALL COUNTY, GEORGIA
SCALE: 1" = 400'
Prepared by JUNE 9, 1990
VENABLE & ASSOCIATES, INC.
1643 VINDER HIGHWAY - P.O. BOX 285
JEFFERSON, GEORGIA 30649
PHONE (706) 387-8253 FAX 387-4857

NOTES:
1. The field data upon which this plat is based has been checked and found to be correct. The plat is a true and correct representation of the land as surveyed and is subject to the provisions of the Georgia Surveying Act of 1978.
2. This plat has been submitted for filing and is subject to the provisions of the Georgia Surveying Act of 1978.
3. The field data upon which this plat is based has been checked and found to be correct. The plat is a true and correct representation of the land as surveyed and is subject to the provisions of the Georgia Surveying Act of 1978.



Found in office this 11th day of July 1993
Recorded in Hall County, Georgia, Hall County Clerk's Office
Dwight S. Wood, Clerk



SEALED INFORMATION PROVIDED AT THE TIME OF SEPTIC TANK APPLICATION
SIGNATURE: *Allen S. Venable*

GRAPHIC SCALE
400' 800' 1600'

Site Plan

GENERAL NOTES

1. TOTAL ALLOTMENT - 8.0 ACRES
2. PROPOSED LOTS - 55
3. DENSITY - 47.5 UNITS/ACRE
4. PROPOSED COMMON AREAS - 1.0 ACRES
5. PROPOSED ZONING - R3 TOWNHOMES

GRAPHIC SCALE



BLDG	UNIT	AREA
A	1	10.0
B	1	10.0
C	1	10.0
D	1	10.0
E	1	10.0
F	1	10.0
G	1	10.0
H	1	10.0
I	1	10.0
J	1	10.0
K	1	10.0
TOTAL		55



34.6 Development Statistical Requirements

Development Statistical Requirements

- a) Maximum and proposed height of any structure

30'/28'

- b) Maximum and proposed gross square footage of the building area (nonresidential only)

N/A

- c) Color renderings of any proposed structures

Renderings attached

- d) Material list (with percentages) of any proposed structures

Masonry: 10%, Hardy Plank: 66%, Glass: 24%

- e) Maximum and proposed number of dwelling units and minimum and proposed square footage of heated floor area for any dwelling unit (residential only)

55 Units/ 1800 SF

- f) Maximum and proposed lot coverage of building area (square feet and percent)

1200 SF, 19% per lot. 1200 SF x 55 Lots = 66,000 SF

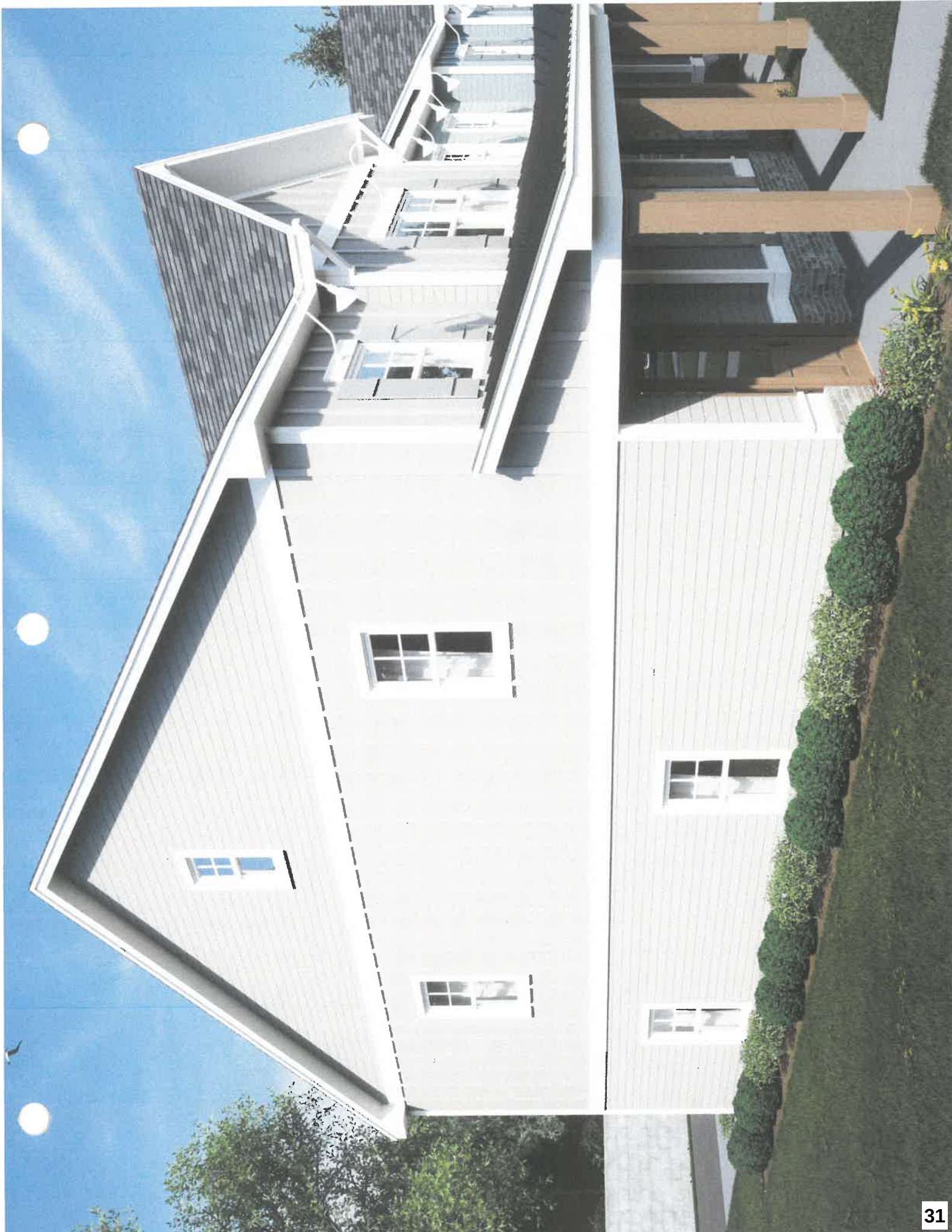
- g) Minimum and proposed square footage of landscaped area (square feet and percent)

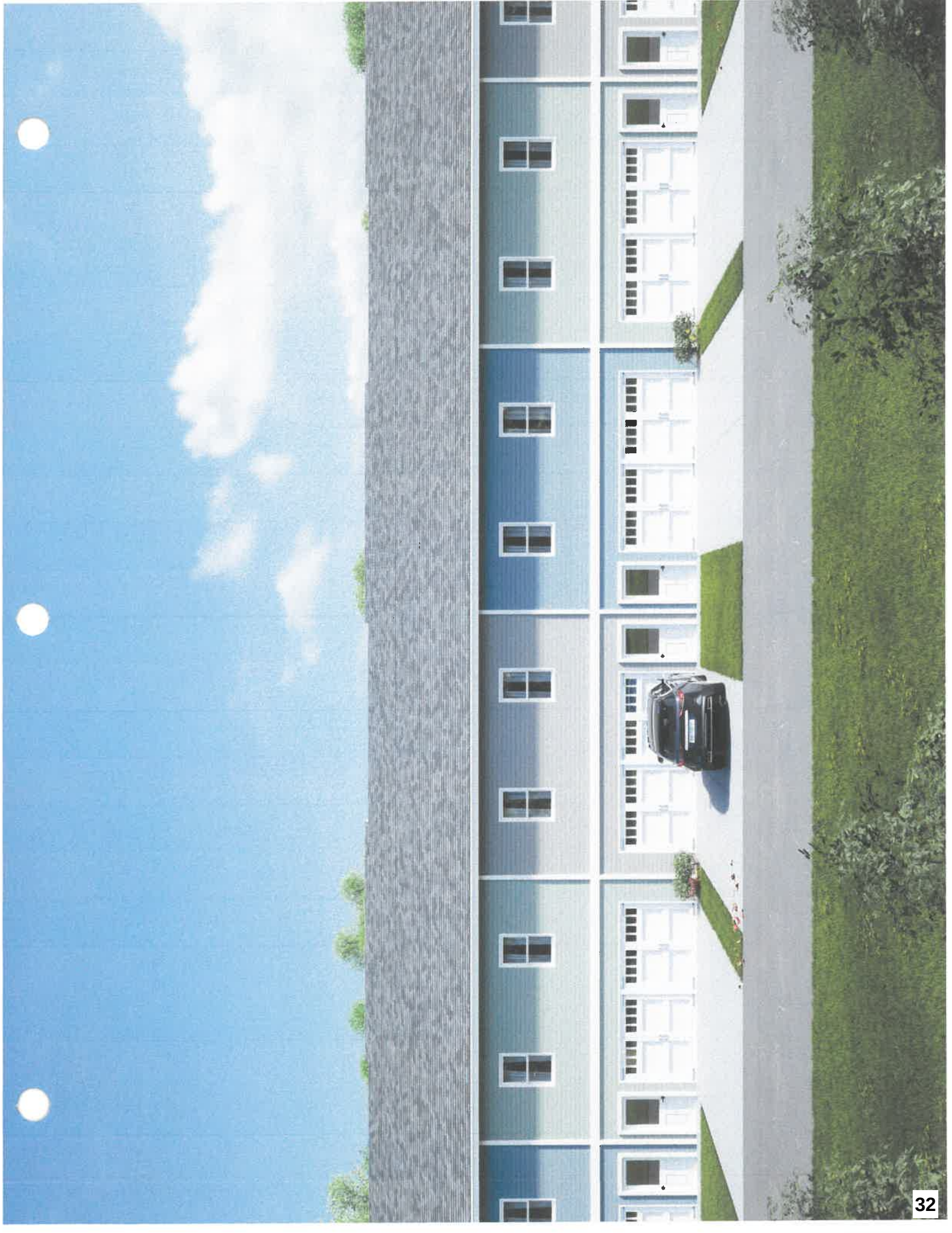
153,182 SF out of 348,480 SF, 44%

- h) Minimum, maximum, and proposed number of parking spaces.

31 Proposed parking spaces









34.7 Analysis Requirements

Analysis Requirements

- a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The adjacent property is R3 and the proposed R3 is suitable of nearby property.

- b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The planned R3 zoning will have no negative impact on the neighboring property's current use.

- c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.

No, the land is currently designated R2 and does not have a reasonable economic purpose.

- d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed zoning of R3, for a planned 55 townhomes development, would not result in an excessive or burdensome use of roadways, infrastructure, utilities, or schools.

- e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map.

The City's Comprehensive Plan shows the area being mixed use and would be consistent with the overall plan.

- f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.

This development will help grow the community and give Flowery Branch visibility from the Interstate.

- g) Existing use(s) and zoning of the subject property and nearby properties.

Within the Immediate Area, there are both commercial and residential uses.

- h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification.

The property has been vacant, due to the topography, lot size, and layout.

- i) Whether a proposed zoning map amendment or conditional use

approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

This development would not prevent neighboring properties from being improved. It will expand Flowery Branch's housing possibilities.

- j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

This would not create an isolated zoning district. This development will be zoned the same as its adjoining properties.

- k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district.

There would be no negative effects in change to zoning map or use.

- l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The development will be designed in accordance with the Georgia Soil and Water Conservation Commission and would have minimal effects.

m) The relation that the proposed map amendment or conditional use bears

to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance.

This region is designated as mixed-use on the Comprehensive Map. The suggested plan will fulfill the zoning ordinance's objectives.

Adjacent Property Owners

Adjacent Property Owners

Mulberry Street Rezoning

R2-R3

08117 002001

ADVENTURES REAL ESTATE LLC

6000 WELLSRING TRAIL

GAINESVILLE, GA 30506

Additional Information Requirement



REZONING ADDITIONAL INFORMATION REQUIREMENT

Date: 4/11/2022

Address of Request:

5674 & 5740 Mulberry Street

Tax Map # 08116 000022 & 08116 000023 Current Zoning: R2- Residential

Please submit an analysis of the proposed project including:

1. Value of improvements upon complete build out.
Approximately \$13,750,000
2. Property tax valuation based upon existing millage rate (indicate total tax expectation if project is phased).
3. Schedule of the total build out (showing a timeline of construction in months/years if project is phased).

Approximately 24 months

4. Anticipated total square footage (heated) to be built in the requested number of units.

Approximately 99,000 sf for 55 units

5. Total acreage developed with units.

8.00 Acres

6. Total acreage for right of way and roads.

1610 LF x 50 foot ROW= 80,500 SF = 1.8480257 acres in ROW This ROW is already owned by City of Flowery Branch



7. Total acreage of open space/common area (include plan for maintenance of open space/common area).

4.97 acres

8. Acreage required for buffer and watershed protection.
- Does the buffer comply with the current City ordinance? Yes
 - Do individual property lines for lots extend into the buffer? - Does the Developer intend to dedicate any of the site area to the City? If so, for what purpose?

No

9. Does your proposal consider Multi Transportation alternatives? (Please describe in detail)

None

10. Please identify all amenities and total number of acres they incorporate by complete description.

Park, natural areas, open space 4.97 acres

11. Number of streetlights and separation table as proposed on your site plan.
- Approximately 17

12. Will Technology Development be included in this development?

Internet/Fiber/TV

13. List the total linear feet and cubic yards for sidewalks.

1610 LF x 2 LF= 3220 LF x 5 LF =16,100 SF X .33 FT = 197 CY

14. Are appropriate storm water controls provided in your proposal? Are these controls completely and accurately reflected on all drawings and plans?

Yes, conceptual ponds only, remaining to be finalized after rezoning.



15. Has a transportation/traffic study been done to predict the impact of anticipated traffic? Has the project been reviewed by all appropriate County and State agencies relating to transportation issues?

No

16. Does the proposal provide for utilization of “reuse” water? Is this depicted on the plans? Do the plans provide for storage of “reuse” water?

No

17. What is the total capacity for daily Wastewater Management?

300 GPD/unit

18. What is the anticipated maximum daily water consumption? Are low flow fixtures required by the development?

300 GPD/unit

19. Has a slope and grade study been done on this development? Does the study reflect density placement?

Preliminary site plan with topo

20. Please identify what public safety needs are being considered for the project?

N/A

21. Has the Hall County School System been notified of the proposed density for this project?

No

22. Please provide a copy of all private covenants and/or architectural guidelines to be filed regarding this development.

Included in letter of intent.



23. Information as required under Ordinance No. 349 for preliminary plat approval if rezoning involves subdivision. Ordinance No. 349 can be found at www.flowerlybranchga.org

CITY STAFF ONLY

Permit Issued By: _____

Date: _____ Total Fee: _____

Inspection Form

I, Shirley L Titshaw, General Partner for Charles D & Shirley L Titshaw Family, L
owner of parcels 08116 000022 & 08116 000023, hereby grant the City of Flowery Branch Staff
and/or City Council to inspect the above Subject Property as necessary for rezoning application
process.

Shirley L Titshaw

Printed Name:

Shirley L Titshaw

4-14-22

Signature, Date:



Mark S. Pass
4-14-22



Mulberry Street Townhomes

Parcel 08116 000022

Chattahoochee Construction Managers

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Letter of Intent

4/11/2022

City of Flowery Branch
Community Development
PO Box 757
Flowery Branch, Georgia 30542

Rich Atkinson
Director of Planning and Community Development:

Mulberry Street Tract (Parcel Numbers 08116 000022, 08116 000023)

Dear Mr. Atkinson:

Please let this letter serve as our letter of intent to accompany our Rezoning Application for the project located at 5674 & 5740 Mulberry Street. The proposed use for the property is for an 8-acre attached townhome development. We are proposing 55 attached townhomes, yielding a density of 6.875 units per acre. We are requesting the subject property to be rezoned from the existing R2- Residential to R3 Residential Multi-Family District.

Architecture	• Brick, stone, and/or concrete siding will be used on all facades. • A minimum of 2 feet of brick or stone above the ground line is required • Architectural Shingles • Two Car Garage Minimum
Driveways	• Driveway width minimum 16 feet
Landscape Strip	• 10-foot landscape strip alongside Mulberry Street w/ shrubs and trees every 50 feet
Landscaping	• A mandatory HOA provides all grass and common area upkeep. • Front, Rear, and Side yards shall be sodded • Landscape Entrance
Proposed Amenities	• Common Areas • Park Area
Proposed Buffer	• 20 Foot Natural Undisturbed Buffer adjacent to residentially zoned properties as shown on the Zoning Exhibit

Setbacks Minimum Lot & Square Footage	Townhome- As shown on concept plan, 1800 SF
Sidewalks	Internal streets will be five feet wide.
Townhome Square Footage	1,800 Square Feet Minimum

We feel that our project supports the recommendations laid out in the Comprehensive Plan by providing an affordable 55-unit townhome community that incorporates design elements that embrace the historical foundation of the City of Flowery Branch.

We appreciate your time and thought in considering this rezoning proposal, and please do not hesitate to contact us with any concerns.

Sincerely,

Chris Fowler



Rezoning Application: City of Flowery Branch Mulberry Street



REZONING APPLICATION

Date: 4/11/2022

Address of Request:

Mulberry Street Tract (Parcel Numbers 08116 000022)

Tax Map # See Above **Current Zoning:** R2

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? N/A

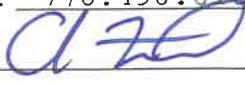
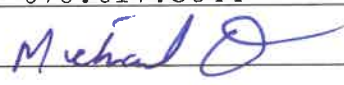
Applicant Information

Name: Chattahoochee Construction Managers, LLC / MQ Development, LLC

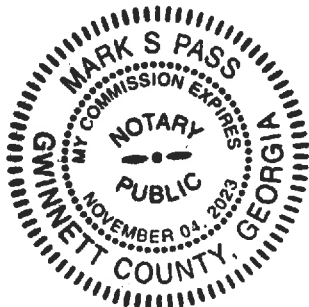
Address: 4111 Commerce St. Suite 400 Flowery Branch, Ga 30542
4111 Commerce St. Suite 400 Flowery Branch, Ga 30542

E-mail address: cfowler316@aol.com mqdev86@gmail.com

Phone number: 770.490.0163 678.617.5844

Signature:  

Notary:



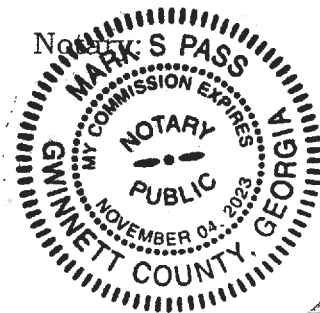
Mark S. Pass
4-11-22



Property owner information (if different than the applicant)

Property owner (please print): Charles D & Shirley L Titshaw Family, L P

Signature of property owner: Shirley L. Titshaw General Partner



Mark S. Pass
4-14-22

Property Information

Tax Map Number: Parcels (08116 000022)

Current Zoning: R2- Residential Total Acres: 4.686

Is this property located within the city limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: R3- Residential

Current Use: Vacant

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None



Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

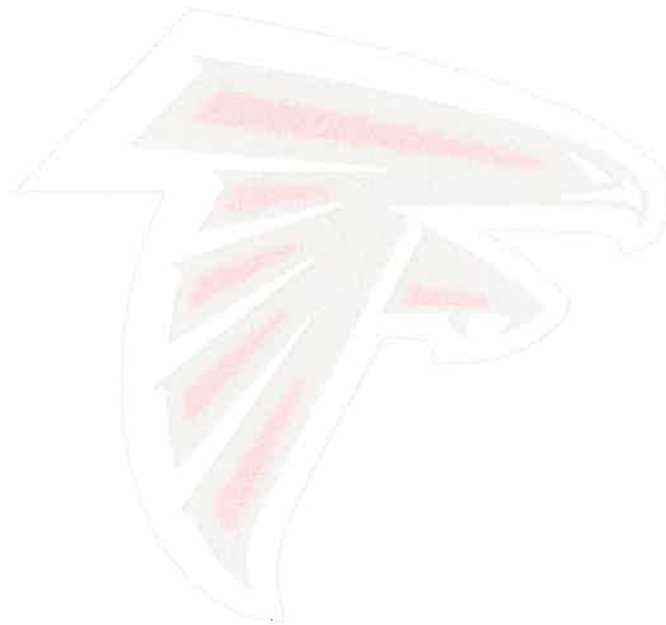
Amount of Description of Gift

None

CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____



Legal Description

Legal Description Parcel 08116 000022

All that tract or parcel of land lying and being located in Tax Parcel No. 08116 000022 of the City of Flowery Branch, Hall County, Georgia containing 4.686 acres according to a survey for C.S Titshaw Estate, prepared by Venable & Associates, Inc, by Allen L. Venable, LS (Georgia Registered Land Surveyor No. 1761) dated December 27th, 2000, and being more particularly described according to said survey as follows.

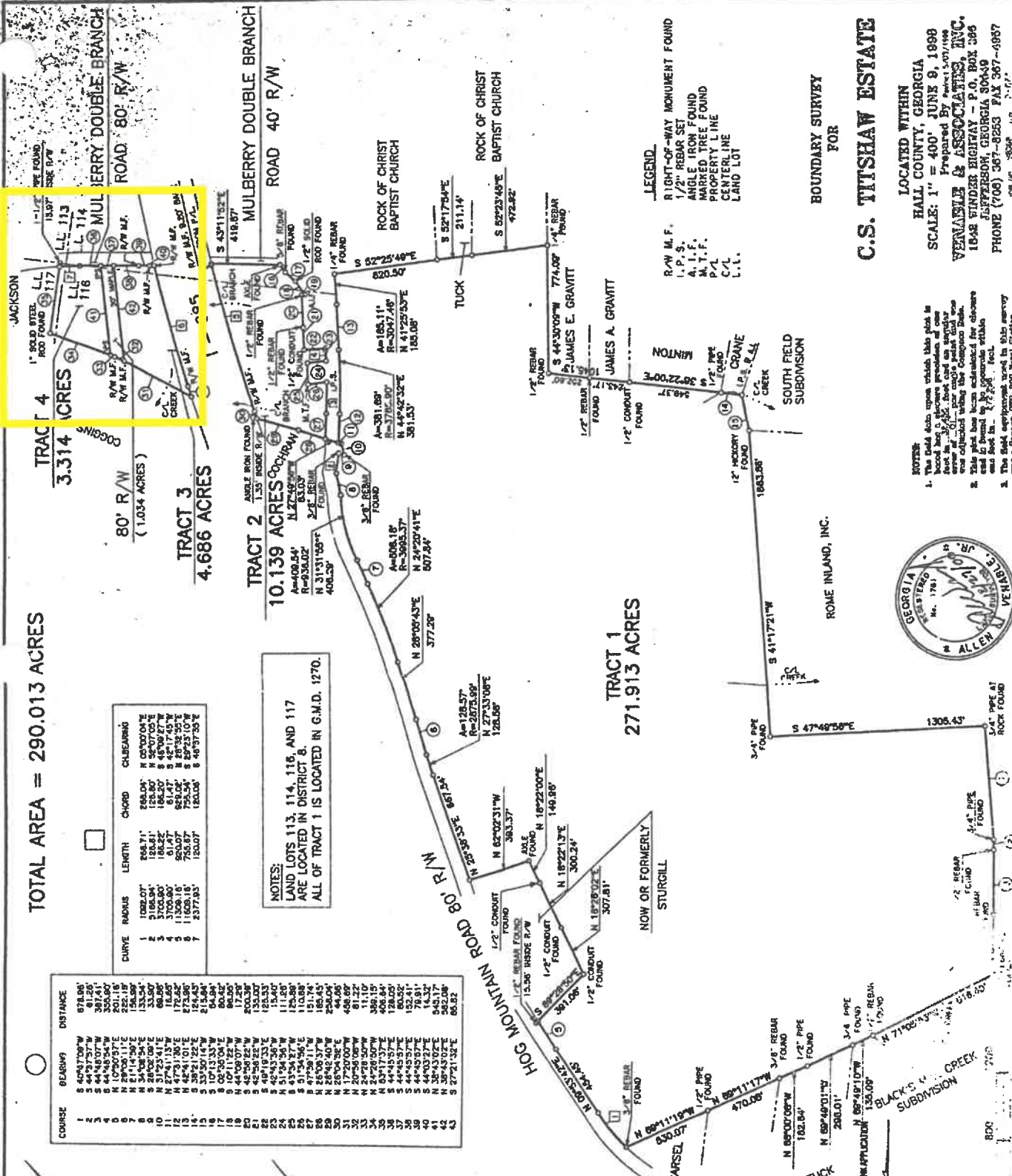
Beginning at the Marker Found inside the DOT R/W of I- 985 at the corner of the property Thence a curve to the left, having a LC of 755.67 feet and a bearing of 29° 23' 10"; Thence South 27° 21' 32" West a distance of 65.82 feet; Thence North 17° 20' West a distance of 456.69 feet; Thence North 38° 43' 02" East a distance of 582.08 feet; Thence South 44° 45' 57" East a distance of 152.41 feet; Thence South 44° 45' 57" East a distance of 79.91 feet; Thence South 44° 03' 27" East a distance of 14.32 feet, to the point of beginning; Containing 4.686 acres.

Survey

TOTAL AREA = 290.013 ACRES

COURSE	BEARING	DISTANCE
1	S 40°37'09"W	878.96'
2	S 81°41'18"E	381.41'
3	S 44°40'07"W	355.00'
4	S 44°40'07"W	355.00'
5	N 10°00'07"E	355.00'
6	N 21°11'30"E	154.89'
7	N 34°08'54"E	33.54'
8	N 34°08'54"E	33.54'
9	N 34°08'54"E	33.54'
10	N 34°08'54"E	33.54'
11	N 34°08'54"E	33.54'
12	N 34°08'54"E	33.54'
13	N 34°08'54"E	33.54'
14	N 34°08'54"E	33.54'
15	N 34°08'54"E	33.54'
16	N 34°08'54"E	33.54'
17	N 34°08'54"E	33.54'
18	N 34°08'54"E	33.54'
19	N 34°08'54"E	33.54'
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22	N 34°08'54"E	33.54'
23	N 34°08'54"E	33.54'
24	N 34°08'54"E	33.54'
25	N 34°08'54"E	33.54'
26	N 34°08'54"E	33.54'
27	N 34°08'54"E	33.54'
28	N 34°08'54"E	33.54'
29	N 34°08'54"E	33.54'
30	N 34°08'54"E	33.54'
31	N 34°08'54"E	33.54'
32	N 34°08'54"E	33.54'
33	N 34°08'54"E	33.54'
34	N 34°08'54"E	33.54'
35	N 34°08'54"E	33.54'
36	N 34°08'54"E	33.54'
37	N 34°08'54"E	33.54'
38	N 34°08'54"E	33.54'
39	N 34°08'54"E	33.54'
40	N 34°08'54"E	33.54'
41	N 34°08'54"E	33.54'
42	N 34°08'54"E	33.54'
43	N 34°08'54"E	33.54'

NOTES:
LAND LOTS 113, 114, 116, AND 117
ARE LOCATED IN DISTRICT 8.
ALL OF TRACT 1 IS LOCATED IN G.M.D. 1270.



C.S. TITSHAW ESTATE
BOUNDARY SURVEY FOR
LOCATED WITHIN
HALL COUNTY, GEORGIA
SCALE: 1" = 400' JUNE 9, 1998
Prepared by **VERANILE & ASSOCIATES, INC.**
1048 BINDER HIGHWAY - P.O. BOX 386
JACKSONVILLE, GEORGIA 30439
PHONE (706) 367-8253 FAX 367-6957



NOTES:
1. The field data upon which this plan is based has been obtained from a survey conducted by the Company. The plan is based on the assumption that the data is correct and that the boundaries shown are the true boundaries.
2. This plan has been prepared for the use of the client and is not to be used for any other purpose without the written consent of the Company.
3. The field data upon which this plan is based has been obtained from a survey conducted by the Company.

Georgia, Hall County, Clerk's Office
Filed in office this 11th day of June 1998
Dwight S. Wood, Clerk
Dwight S. Wood, Clerk
Dwight S. Wood, Clerk



ALL INFORMATION HEREON IS THE PROPERTY OF VERANILE & ASSOCIATES, INC.
SIGNATURE: *[Signature]*
DATE: 6/9/98
GRAPHIC SCALE: 1" = 400'

Site Plan

GENERAL NOTES

1. TOTAL ACRES: 1.80 ACRES
2. PROPOSED UNITS: 55
3. DENSITY: 4 UNITS/ACRE
4. ZONING: R-3
5. PROPOSED ZONING: R-3

GRAPHIC SCALE



BLDG	UNITS
A	6
B	3
C	6
D	12
E	6
F	6
G	6
H	4
I	4
J	6
K	6
TOTAL	55



34.6 Development Statistical Requirements

Development Statistical Requirements

- a) Maximum and proposed height of any structure

30'/28'

- b) Maximum and proposed gross square footage of the building area (nonresidential only)

N/A

- c) Color renderings of any proposed structures

Renderings attached

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Masonry: 10%, Hardy Plank: 66%, Glass: 24%

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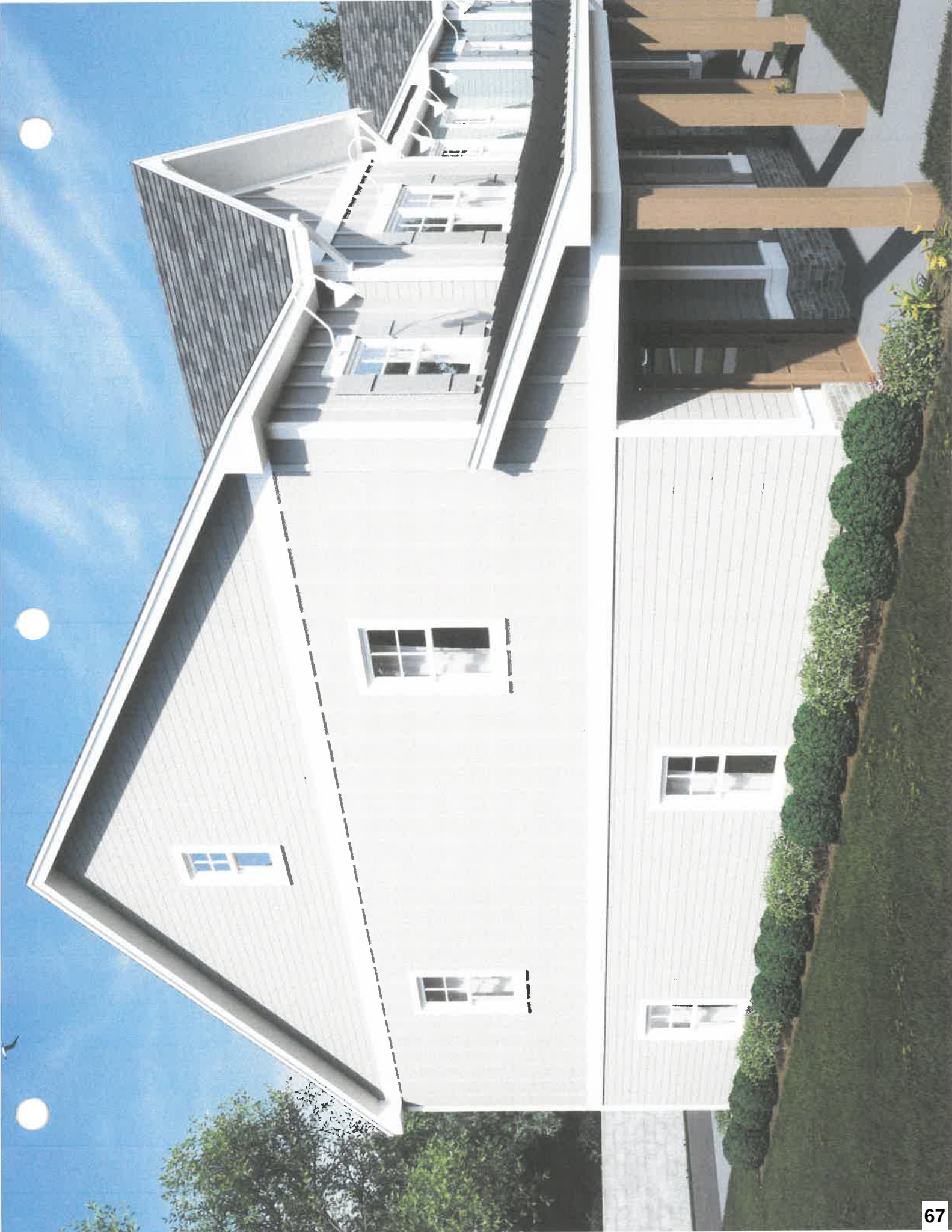
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153,182 SF out of 348,480 SF, 44%

- h) Minimum, maximum, and proposed number of parking spaces.

31 Proposed parking spaces









34.7 Analysis Requirements

Analysis Requirements

- a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The adjacent property is R3 and the proposed R3 is suitable of nearby property.

- b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The planned R3 zoning will have no negative impact on the neighboring property's current use.

- c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.

No, the land is currently designated R2 and does not have a reasonable economic purpose.

- d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed zoning of R3, for a planned 55 townhomes development, would not result in an excessive or burdensome use of roadways, infrastructure, utilities, or schools.

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The City's Comprehensive Plan shows the area being mixed use and would be consistent with the overall plan.

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The property has been vacant, due to the topography, lot size, and layout.

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This development would not prevent neighboring properties from being improved. It will expand Flowery Branch's housing possibilities.

- j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

This would not create an isolated zoning district. This development will be zoned the same as its adjoining properties.

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There would be no negative effects in change to zoning map or use.

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The development will be designed in accordance with the Georgia Soil and Water Conservation Commission and would have minimal effects.

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Adjacent Property Owners

Mulberry Street Rezoning

R2-R3

08117 002001

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6000 WELLSRING TRAIL

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Additional Information Requirement



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Approximately 99,000 sf for 55 units
5. Total acreage developed with units.
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8. Acreage required for buffer and watershed protection.
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Park, natural areas, open space 4.97 acres

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300 GPD/unit

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19. Has a slope and grade study been done on this development? Does the study reflect density placement?

Preliminary site plan with topo

20. Please identify what public safety needs are being considered for the project?

N/A

21. Has the Hall County School System been notified of the proposed density for this project?

No

22. Please provide a copy of all private covenants and/or architectural guidelines to be filed regarding this development.

Included in letter of intent.



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CITY STAFF ONLY

Permit Issued By: _____

Date: _____ Total Fee: _____

Inspection Form

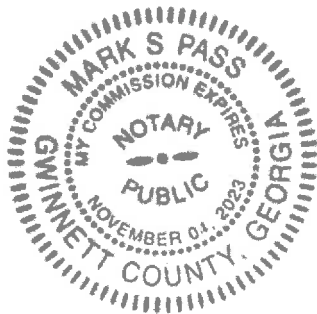
Shirley L. Titshaw, General Partner for Charles D. & Shirley L. Titshaw Family, L
owner of parcels 08116 000022 & 08116 000023, hereby grant the City of Flowery Branch Staff
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Shirley L. Titshaw

Printed Name:

Shirley L. Titshaw 4-14-22

Signature, Date:



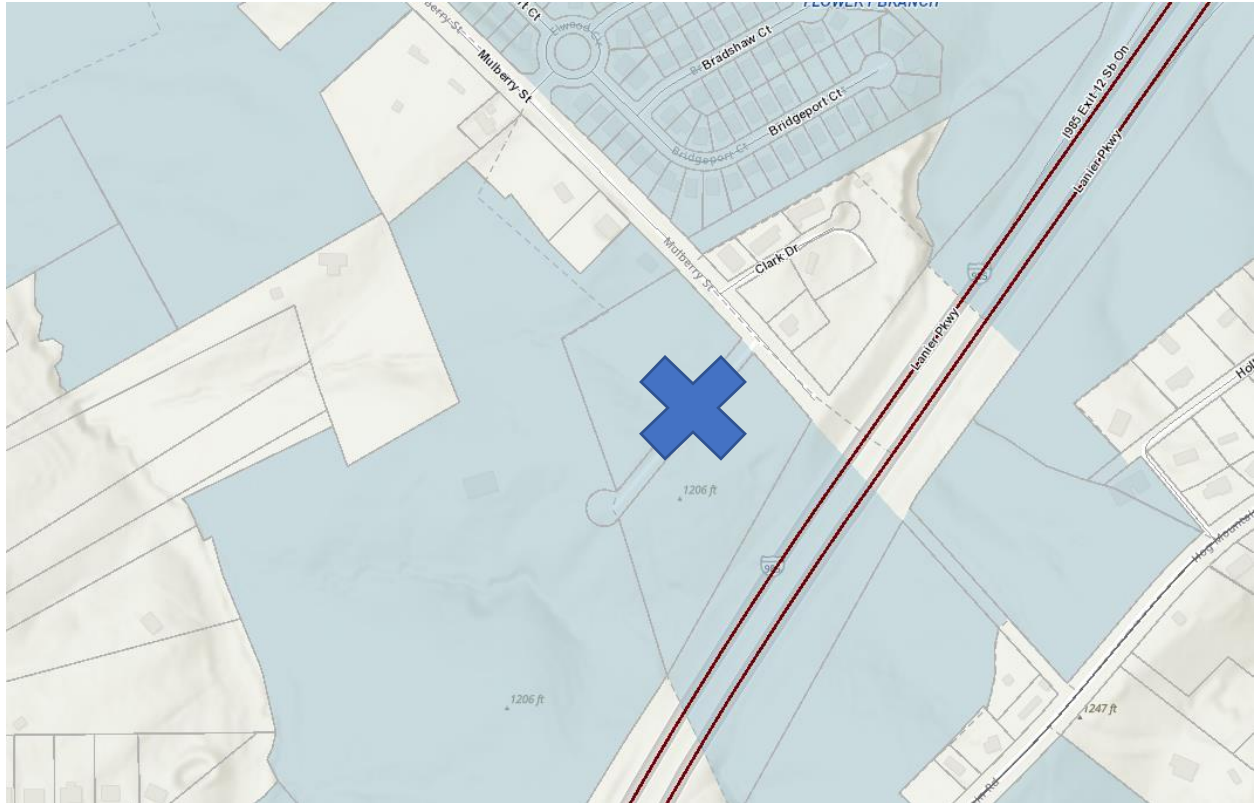
Mark S. Pass
4-14-22



Staff Report
Chattahoochee Construction Mangers, LLC/MQ Development, LLC
Rezoning Request
Ordinances 665 & 666

Request

A request from Chattahoochee Construction Managers, LLC/MQ Development, LLC to rezone two tracts of land from Residential, Detached Single-Family, Moderate-Density District (R-2) to Residential Multi-Family District (R-3). Tract one is a 3.52+/- acre tract of land identified as 5674 Mulberry Street, tax parcel number 08116 000023, tract two is a 4.7+/- acre tract of land identified as 5740 Mulberry Street, tax parcel number 08116 000022, and construct fifty-five (55) townhomes.











Proposed Schedule

June 2, 2022 – Public Hearing
July 21, 2022 – First Read and Vote
August 4, 2022 - Work Session (if requested)
August 18, 2022 – Second Read and Final Vote



Comprehensive Plan





Purpose of the Comprehensive Plan

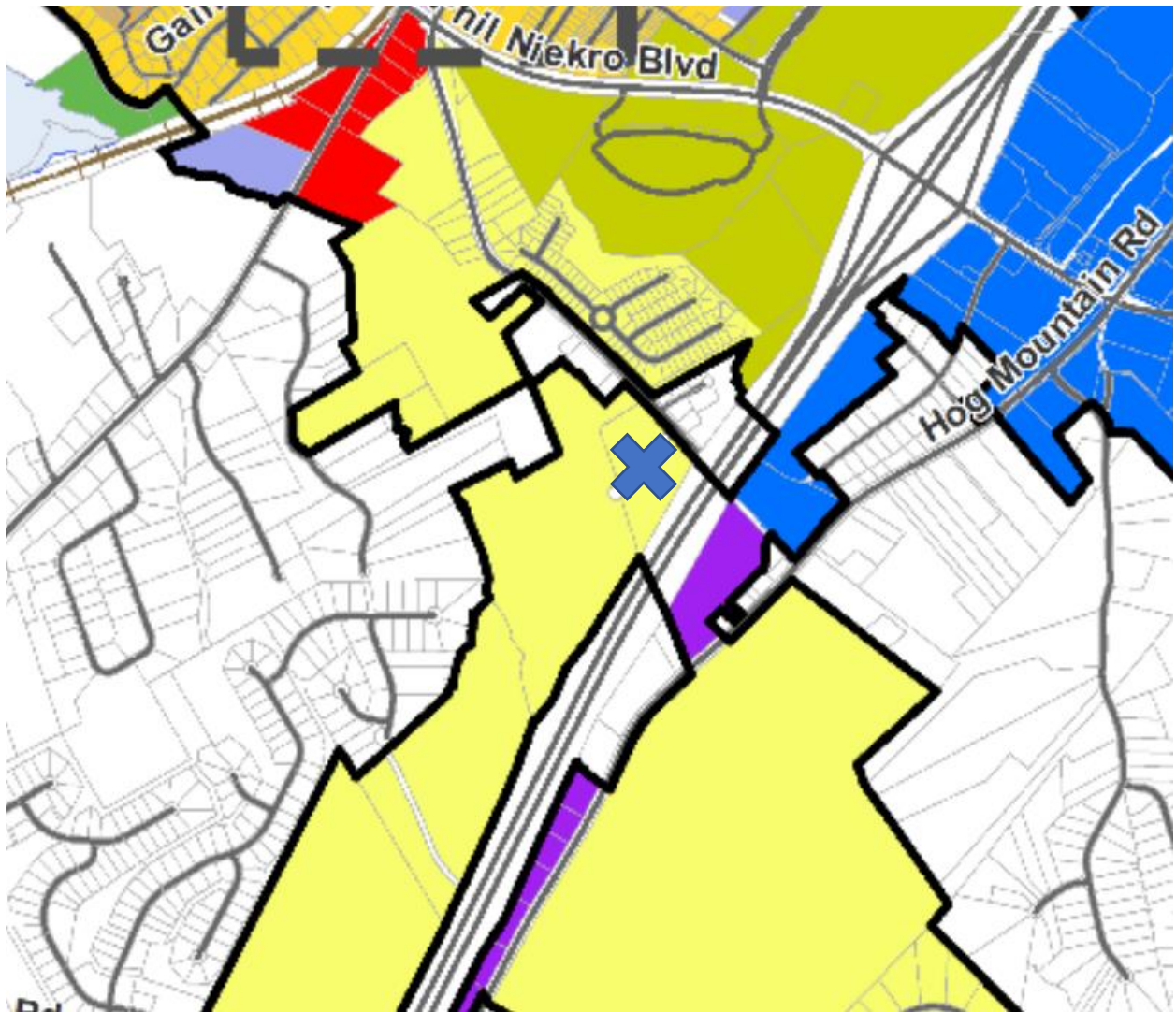
The *Flowery Branch Comprehensive Plan* is the City's policy guide for growth and development, as expressed by a vision statement, Future Development Map, character area policies, and supporting implementation strategies. The plan is most commonly used in the review and decision-making process by staff and City Council for rezoning requests, when proposals are evaluated for consistency with the Future Development Map and supporting text in this document.

The Comprehensive Plan also outlines the overall strategy for achieving the City's vision for future development by identifying a 5-year Community Work Program (CWP) with a prioritized 'to-do' list. The CWP should be consulted by staff and City Council on an annual basis when developing annual department-level work programs and the City budget.

In addition, this plan serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as amended on October 1, 2018. Preparation of a comprehensive plan in accordance with these standards is an essential requirement for maintaining status as a Qualified Local Government (QLG). QLG status allows Georgia cities and counties to be eligible for financial incentives from DCA, the Department of Natural Resources (DNR), the Georgia Environmental Finance Authority (GEFA), and the OneGeorgia Authority. This plan update allows the City of Flowery Branch to retain its QLG status.



Suburban Residential Area





Suburban Residential

Suburban Residential areas are located throughout the city and include locations where low- to moderate density single-family development exists or is likely to based on a property's zoning and surrounding uses.

Vision

Protect established single-family neighborhoods and create quality new residential construction at suburban densities.

Design Principles

- Larger lots (1/3 to 1 acre) with houses set back from the road
- Cul-de-sacs and curvilinear streets (that are relatively wide when compared to traditional neighborhoods) with sidewalks
- Use of high quality exterior cladding materials (that are consistent on each level of the home)
- Diverse architectural styles are allowed, but there should be compatibility in overall neighborhood design such as roof pitch, building width, and level of ornamentation
- De-emphasized garage (recessed, side or rear entry)
- Opportunities for meaningful open space, including shared areas for the benefit of residents
- In Planned Unit Developments (PUDs), deviations in lot size, building setbacks and street width may be appropriate to maximize open space and improve neighborhood design

Land Uses

- Single-family detached dwellings
- Recreational uses integrated into a neighborhood

Zoning

- R-1 Detached Single-Family, Low-Density District
- R-2 Detached Single-Family, Moderate-Density District
- PUD - Planned Unit Development District

Implementation Strategies

- Amend City's Architectural Design Standards to address residential buildings
- Update PUD requirements to enhance open space and site design requirements
- Expand code enforcement ability by increasing full-time personnel

Illustrative Photos



The proposed development does not meet the intent of the Comprehensive Plan. However, the size and scope of the proposed project would blend in with the recently approved neighboring development



(phase 1- 49 detached, 140 townhomes; phase 2-138 detached) and will not cause the desired housing mix to rise above the 15% considered by the Comprehensive Plan (single family 70%, apartments 15%, and townhomes 15%).

Analysis

Flowerly Branch Zoning Ordinance Article 37 Rezoning and Conditional Use Applications

Sec. 34.7. - Analysis Requirements.

Applications to amend the official zoning map and applications for conditional uses shall provide a written analysis comparing the proposed action with the criteria in this Section. A zoning map amendment or conditional use application may be justified only if it bears a reasonable relationship to the public health, safety, morality, or general welfare, and after consideration of the analysis requirements which may in individual cases be considered criteria relevant to Zoning Administrator in making recommendations and by the Governing Body in the decision-making process.

Staff Response:

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. **Yes, a residential use is appropriate for this site and the surrounding area. It will help serve the downtown commercial/retail area.**
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. **The development will not adversely affect the area.**
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned. **Yes, current zoning of R-2 is economically feasible.**
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. **It is staff's opinion that the use will not create any unnecessary burdens.**
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map. **No**
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. **Not to staff's knowledge, no.**
- (g) Existing use(s) and zoning of the subject property and nearby properties. **Currently vacant, the proposed use will fit in with the surrounding residential uses.**



- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification. *Staff does not have a specific number regarding property value but please review applicant's response as part of attached "Exhibit C".*
- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. *Staff does not feel that the proposed will be a deterrent but rather an enhancement to the surrounding area and a positive impact for downtown.*
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts. *N/A*
- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district. *The proposed use will enhance the character of the existing district and surrounding area in staff's opinion.*
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. *The development, if approved, will need to go through all the required development reviews to ensure all applicable codes and requirements are met.*
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance. *The proposed development will enhance the surrounding area and meet the intent of the Zoning Ordinance.*



Recommendation

Approve the request as submitted with the following conditions:

1. The project shall substantially adhere to the site plan as shown below



2. Elevations shall be submitted and approved by the City of Flowery Branch Director of Planning and Community Development prior to the issuance of a land disturbance permit. Said elevations shall meet all requirements of the City of Flowery Branch zoning ordinance and shall generally adhere to the elevations submitted as part of the rezoning application dated April 11, 2022.
3. Water and sewer shall be served by the City of Flowery Branch.
4. A homeowner's association is required.
5. A 10% rental cap shall be included in the declaration of covenants and enforced by the HOA.



6. Project shall not exceed fifty-five (55) townhome units.
7. Prior to the issuance of the first certificate of occupancy, the applicant shall pay \$50,000 to City of Flowery Branch for implementation, installation, and construction of any other improvements recommended by the approved traffic impact study of Mulberry Street and the intersection of Mulberry and Phil Niekro Boulevard dated August 22, 2022. All design and construction shall be the responsibility of the City of Flowery Branch.
8. A five (5) foot sidewalk shall be constructed on Mulberry Street that shall run the length of the property.
9. Alleys shall be private. Street "A" as shown on the zoning plan (below) shall be public and dedicated to the City of Flowery Branch through a resolution approved by Mayor and Council.





ORDINANCE 665

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING A TRACT OF LAND OWNED BY THE CHARLES AND SHIRLEY TITSHAW FAMILY, LP TOTALING 3.52 +/- ACRES COMMONLY KNOWN AS 5674 MULBERRY STREET, IDENTIFIED AS TAX PARCEL 08116 000023 AND AS SHOWN ON ATTACHED EXHIBIT “A”, DESCRIBED ON ATTACHED EXHIBIT “B”, TO BE REZONED FROM R-2 (DETACHED SINGLE-FAMILY, MODERATE DENSITY) TO R-3 (MULTI-FAMILY RESIDENTIAL) SUBJECT TO THE CONDITIONS SET FORTH IN EXHIBIT “C”; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Chattahoochee Construction Managers/MQ Development, LLC desires to develop the 3.52 +/- acre tract of land identified as tax parcel 08116 000023; as shown on Exhibit “A”; and legally described on Exhibit “B”; and

WHEREAS, specific conditions shall be placed on subject property shown on attached Exhibit “C”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the rezoning application of Chattahoochee Construction Managers/MQ Development, LLC in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Chattahoochee Construction Managers/MQ Development, LLC has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of June 2, 2022, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning of the parcel from Flowery Branch R-2 (Detached Single-Family, Moderate Density) to Flowery Branch R-3 (Residential Multi-Family) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property shall be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current R-2 as opposed to the proposed R-3.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the changes to the R-3 zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The property as shown in attached Exhibit “A” and as legally described in Exhibit “B” shall be rezoned to R-3 (Residential Multi-Family). Conditions of said rezoning are set forth in Exhibit “C”. Said Exhibits are incorporated by reference as if fully set forth herein.

Public Hearing Published 05/04/2022
Public Hearing 06/02/2022

First Reading 07/21/2022
Adopted 08/18/2022

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 18th day of August 2022.

Edward R. Asbridge, Mayor

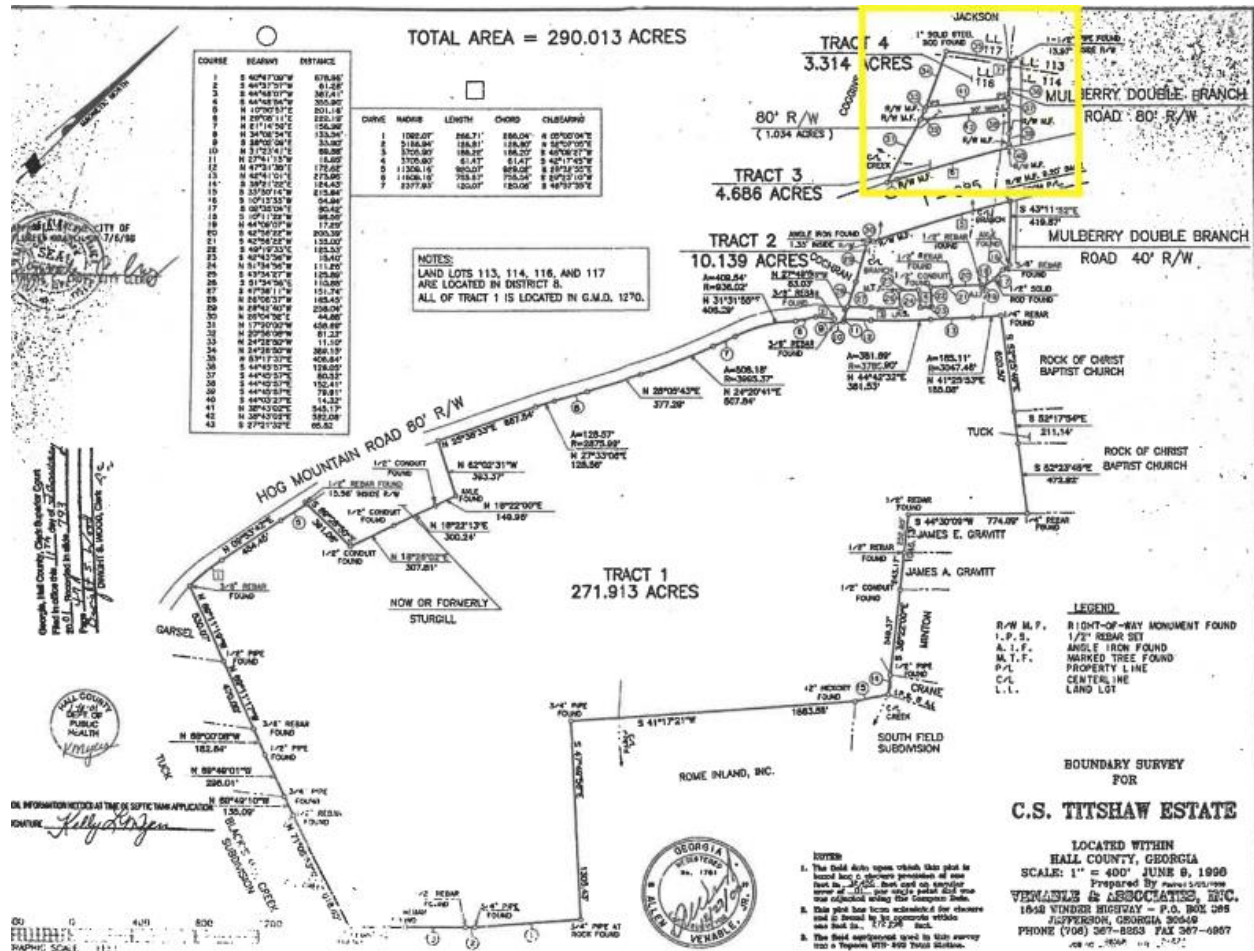
ATTEST:

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr., City Attorney

Exhibit "A"



Public Hearing Published 05/04/2022
Public Hearing 06/02/2022

First Reading 07/21/2022
Adopted 08/18/2022

Exhibit "B"

Legal Description 08116 000023

All that tract or parcel of land lying and being located in Tax Parcel No. 08116 000023 of the City of Flowery Branch, Hall County, Georgia containing 4.686 acres according to a survey for C.S Titshaw Estate, prepared by Venable & Associates, Inc, by Allen L. Venable, LS (Georgia Registered Land Surveyor No. 1761) dated December 27th, 2000, and being more particularly described according to said survey as follows.

Beginning at the Marker Found inside the R/W at the corner of the property; Thence North 24° 26' 50" West a distance of 111.1 feet; Thence North 24° 26' 50" West a distance of 389.15 feet; Thence North 53° 17' 37" East a distance of 406.64 feet; Thence a curve to the right, having a LC of 120.06 feet and a bearing of 46° 37' 35"; Thence South 44° 45' 57" East a distance of 126.05 feet; Thence South 38° 43' 02" West a distance of 545.17 feet, to the point of beginning; Containing 3.314 acres.

Exhibit “C”

1. The project shall substantially adhere to the site plan as shown below



2. Elevations shall be submitted and approved by the City of Flowery Branch Director of Planning and Community Development prior to the issuance of a land disturbance permit. Said elevations shall meet all requirements of the City of Flowery Branch zoning ordinance and shall generally adhere to the elevations submitted as part of the rezoning application dated April 11, 2022.
3. Water and sewer shall be served by the City of Flowery Branch.
4. A homeowner's association is required.
5. A 10% rental cap shall be included in the declaration of covenants and enforced by the HOA.
6. Project shall not exceed fifty-five (55) townhome units.
7. Prior to the issuance of the first certificate of occupancy, the applicant shall pay \$50,000 to City of Flowery Branch for implementation, installation, and construction of any other improvements

recommended by the approved traffic impact study of Mulberry Street and the intersection of Mulberry and Phil Niekro Boulevard dated August 22, 2022. All design and construction shall be the responsibility of the City of Flowery Branch.

8. A five (5) foot sidewalk shall be constructed on Mulberry Street that shall run the length of the property.
9. Alleys shall be private. Street "A" as shown on the zoning plan (below) shall be public and dedicated to the City of Flowery Branch through a resolution approved by Mayor and Council.



Public Hearing Published 05/04/2022
Public Hearing 06/02/2022

First Reading 07/21/2022
Adopted 08/18/2022

ORDINANCE 666

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING A TRACT OF LAND OWNED BY THE CHARLES AND SHIRLEY TITSHAW FAMILY, LP. TOTALING 4.67+/- ACRES AND COMMONLY KNOWN AS 5740 MULBERRY STREET, IDENTIFIED AS TAX PARCEL 08116 000022 AND AS SHOWN ON ATTACHED EXHIBIT “A”, DESCRIBED ON ATTACHED EXHIBIT “B”, TO BE REZONED FROM R-2 (DETACHED SINGLE-FAMILY, MODERATE DENSITY) TO R-3 (MULTI-FAMILY RESIDENTIAL) SUBJECT TO THE CONDITIONS SET FORTH IN EXHIBIT “C”; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Chattahoochee Construction Managers/MQ Development, LLC desires to develop the 4.67 +/- acre tract of land identified as tax parcel 08116 000022; as shown on Exhibit “A”; and legally described on Exhibit “B”; and

WHEREAS, Specific conditions shall be placed on subject property as shown on attached exhibit “C”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the rezoning application of Chattahoochee Construction Managers/MQ Development, LLC in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Chattahoochee Construction Managers/MQ Development, LLC has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of June 2, 2022, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning of the parcel from Flowery Branch R-2 (Detached Single-Family, Moderate Density) to Flowery Branch R-3 (Residential Multi-Family) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property shall be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current R-2 as opposed to the proposed R-3.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the changes to the R-3 zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The property as shown in attached Exhibit “A” and as legally described in Exhibit “B” shall be rezoned to R-3 (Residential Multi-Family). Conditions of said rezoning are set forth in Exhibit “C”. Said Exhibits are incorporated by reference as if fully set forth herein.

Public Hearing Published 05/04/2022
Public Hearing 06/02/2022

First Reading 07/21/2022
Adopted 08/18/2022

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 18th day of August 2022.

Edward R. Asbridge, Mayor

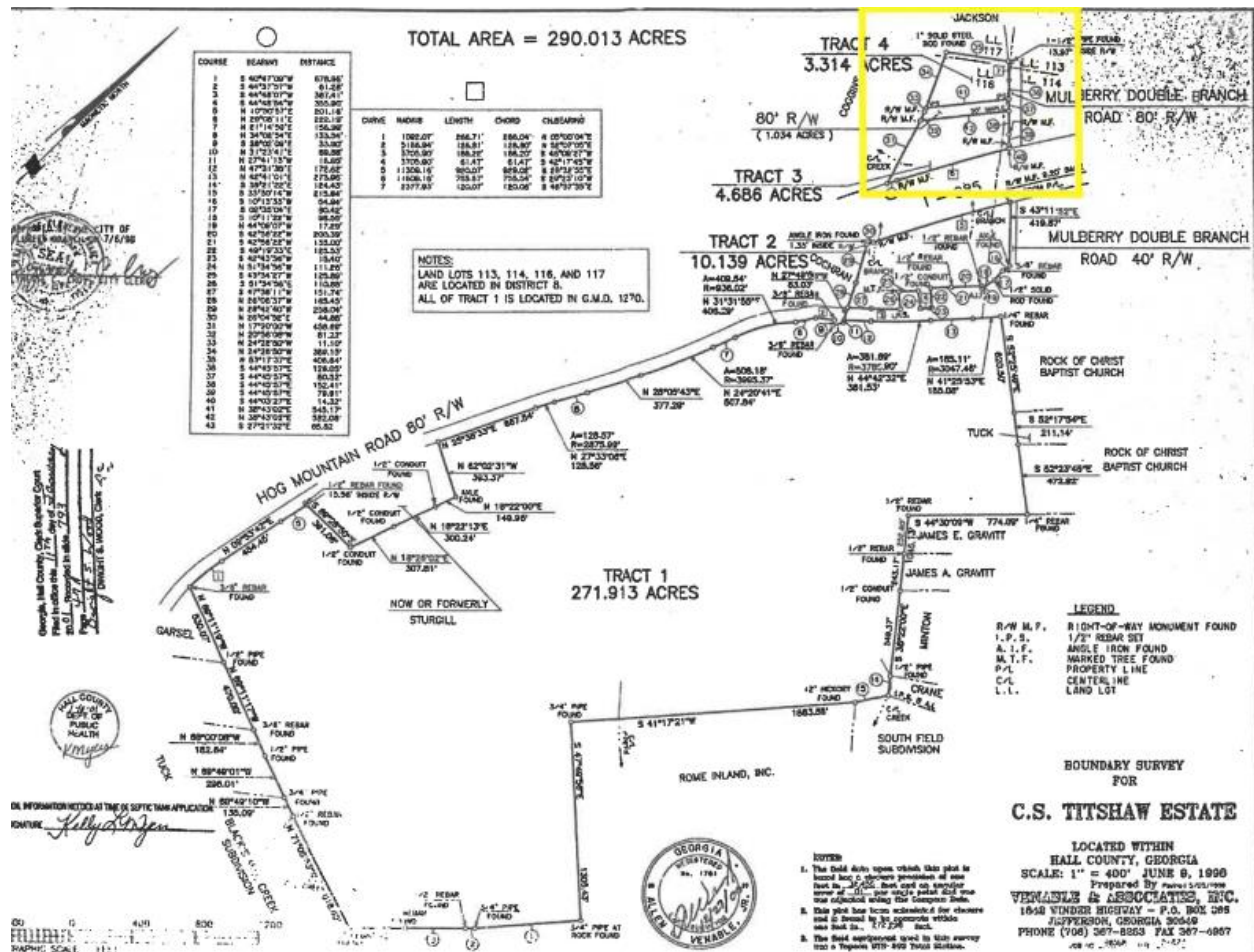
ATTEST:

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr., City Attorney

Exhibit "A"



Public Hearing Published 05/04/2022
Public Hearing 06/02/2022

First Reading 07/21/2022
Adopted 08/18/2022

Exhibit "B"

Legal Description Parcel 08116 000022

All that tract or parcel of land lying and being located in Tax Parcel No. 08116 000022 of the City of Flowery Branch, Hall County, Georgia containing 4.686 acres according to a survey for C.S Titshaw Estate, prepared by Venable & Associates, Inc, by Allen L. Venable, LS (Georgia Registered Land Surveyor No. 1761) dated December 27th, 2000, and being more particularly described according to said survey as follows.

Beginning at the Marker Found inside the DOT R/W of I- 985 at the corner of the property Thence a curve to the left, having a LC of 755.67 feet and a bearing of 29° 23' 10"; Thence South 27° 21' 32" West a distance of 65.82 feet; Thence North 17° 20' West a distance of 456.69 feet; Thence North 38° 43' 02" East a distance of 582.08 feet; Thence South 44° 45' 57" East a distance of 152.41 feet; Thence South 44° 45' 57" East a distance of 79.91 feet; Thence South 44° 03' 27" East a distance of 14.32 feet, to the point of beginning; Containing 4.686 acres.

Exhibit "C"

1. The project shall substantially adhere to the site plan as shown below



9. Alleys shall be private. Street "A" as shown on the zoning plan (below) shall be public and dedicated to the City of Flowery Branch through a resolution approved by Mayor and Council.





FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider second read of Ordinance 667 - A request submitted by Milstead Homes, LLC. to Rezone a .36 +/- tract of land known as 5224 Chattahoochee Street from R-1 (Detached Single-Family, Low Density) to Flowery Branch R-3 (Residential Multi-Family)

COUNCIL MEETING DATE: August 18, 2022

HISTORY:

Originally submitted as a four (4) run townhome project, the applicant has reduced the project to two (2) single family detached residences with detached garages.

Proposed Schedule

June 2, 2022 – Public Hearing

July 21, 2022 – First Read and Vote

August 4, 2022 - Work Session (if requested)

August 18, 2022 – Second Read and Final Vote

FACTS AND ISSUES:

A request from Milstead Homes, LLC. to rezone 5224 Chattahoochee Street, a .36+/- acre of land also known as tax parcel identification number 08112 012008 from Residential, Detached Single-Family, Low-Density District (R-1) to Residential, Multi-Family (R3) with the intent to construct two single-family detached homes.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve Ordinance 667 as submitted and conditioned.

SAMPLE MOTION:

I make a motion to approve ordinance 667.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- Letter to Coucil - Flowery Branch.pdf
- Staff Report Chattahoochee Overlook.pdf
- House Plan Renderings.pdf
- Survey - 2-Single Family.pdf
- Chattahoochee Overlook Ordinance.pdf

June 6th, 2022

City of Flowery Branch
Community Development
Rich Atkinson
PO Box 757
Flowery Branch, GA 30542

RE: Chattahoochee Overlook (Parcel 08112 012008)

Dear Mr. Atkinson & Council

Please let this letter serve as our letter of intent and written analysis comparing the proposed action with the criteria contained in the Flowery Branch Code of Ordinances regarding the Rezoning Application for the proposed project located off Chattahoochee St, in the City of Flowery Branch, Hall County, Georgia. The current use of this property is vacant land with a Residential-1 (R1) zoning, which we are requesting a Rezoning to Residential-3 (R3) for the purpose of building (2) Single Family Homes.

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
 - a. We believe that the requested proposal will permit a use that is suitable for this parcel given its location and proximity to existing single family homes across the street.
2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.
 - a. We suggest the proposal would positively impact the adjacent properties by increasing home values, increasing overall beauty, and follows in respect to the comprehensive plan of Flowery Branch.
3. Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.
 - a. The property has been a vacant R1 lot for many years, allowing 2 modern homes will improve its overall economic use while creating a beauty and aesthetic that is cohesive with Downtown Flowery Branch.
4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
 - a. The current site plan of the proposed project will utilize the existing road infrastructure along Chattahoochee St., with no additional modifications needed.

We believe that the existing road, infrastructure, and school systems are equipped to handle this small scale project.

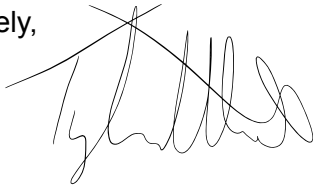
5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map.
 - a. We believe the extension of R3 Zoning to this lot would meet the future land use plan set forth by the city. Allowing this development would create a positive economic impact and enhance the community on multiple facets.
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.
 - a. We are currently in a housing shortage crisis, with some estimates showing our current home shortage to be above 5 Million Units. A housing project like we are proposing is exactly what our local community and economy need. While also providing a higher energy efficient home that is technology driven.
7. Existing use(s) and zoning of the subject property and nearby properties.
 - a. The adjacent properties across the street are already zoned R3, along with several properties on adjacent streets. We are requesting an extension of this zoning across Chattahoochee St.
8. Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district; and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification.
 - a. The property has sat vacant for numerous years due to the unviability of building 1 single family home. Which is not the highest and best use for this land. The proposed R3 zoning would produce multiples much higher on an economic scale than it's current zoning.
9. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
 - a. The adjacent properties are a mix between multi-family and single family. Creation of this project would positively impact home values and livability of the neighboring properties.
10. The possible creation of an isolated zoning district unrelated to the adjacent and nearby districts.

- a. The adjacent properties directly across the street are zoned R3. While the property at 106 Robertson Ct. NW, will likely be a future development. This will not create an isolated zoning district.
- 11. Possible effects of the change in zoning district map, or change in use, on the character of a zoning district.
 - a. The proposed zoning amendment would be consistent with the character of the adjacent R3 zoning development.
- 12. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.
 - a. The project is being designed with McWhorter and Anderson to ensure the highest level of quality. While we are developing all appropriate measures will be taken to eliminate potential run-off and erosion. This project will include over 8k sqft of landscaped greenspace.
- 13. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance.
 - a. The proposed rezoning complies with the purpose of the overall zoning scheme and the purposes of the zoning ordinance in that the change to R3 Zoning will promote responsible growth compatible with the adjoining property zoned R3 directly across Chattahoochee St. Without impacting other developed properties in the surrounding area that are zoned for other uses.

City of Flowery Branch Staff and/or City Council are permitted and authorized to inspect the subject property as needed for the rezoning process.

We sincerely appreciate the consideration and review of the rezoning application by The City of Flowery Branch, Staff, and City Council. We look forward to working together on this exciting new project for Flowery Branch. Please do not hesitate to reach out to us to discuss the application and attachments in further detail if you have any questions or comments.

Sincerely,



Tyler D. Milstead

Managing Partner

Milstead Homes LLC

4435 Palmetto Lane | Cumming, GA 30041

Re-Zoning Application - Additional Information - 5224 Chattahoochee St, Flowery Branch

1. Value of improvements upon complete build out.
 - a. \$1,100,000 (2-Single Family Dwellings)
2. Property Tax Valuation based upon existing millage rate
 - a. \$4,675 per unit - \$9,350 combined yearly
3. Schedule of the total build out - Construction Timeline (Approx. 5-6 Months)
 - a. Permitting - Sep 1, 2022
 - b. Grading & Slab Form - Sep 9, 2022
 - c. Framing - Sep 16, 2022
 - d. Mechanical Rough-In - Sep 30, 2022
 - e. Siding and Windows - Oct 7, 2022
 - f. Insulation & Drywall - Oct 14, 2022
 - g. Tile Installation - Oct 21, 2022
 - h. Interior Trim - Nov 11, 2022
 - i. Painting - Nov 18, 2022
 - j. Flooring - Nov 25, 2022
 - k. Cabinet Installation - Dec 2, 2022
 - l. Final Plumbing and Electrical - Dec 16, 2022
 - m. Countertop Installation - Dec 23, 2022
 - n. Landscaping - Jan 4, 2023
 - o. Final Clean & Walk-Thru - Jan 11, 2023
4. Anticipated total square footage heated
 - a. 2,576 sqft (per unit)
 - b. Total (2-Single Family Dwellings) - 5,152 sqft
5. Total acreage developed with units

Re-Zoning Application - Additional Information - 5224 Chattahoochee St, Flowery Branch

- a. 0.359 Total Acres
- 6. Total acreage for right of way and roads
 - a. N/A
- 7. Total Acreage of Open Space / Landscaped Area
 - a. Approx. 10,000 sqft
- 8. Acreage required for buffer and watershed protection
 - a. N/A
- 9. Does your proposal consider Multi Transportation alternatives?
 - a. No
- 10. Please identify all amenities and total number of acres they incorporate by complete description.
 - a. Approx 10,000 sqft of landscaped greenspace
- 11. Number of street lights and separation table as proposed on your site plan.
 - a. N/A
- 12. Will technology development be included in the development?
 - a. Smart home technology integration
- 13. List the total linear feet and cubic yards for sidewalks.
 - a. Approximately 40 LF of sidewalk
- 14. Are appropriate storm water controls provided in your proposal? Are these controls completely and accurately reflected on the drawings and plans?
 - a. N/A
- 15. Has a transportation/traffic study been done to predict the impact of anticipated traffic?

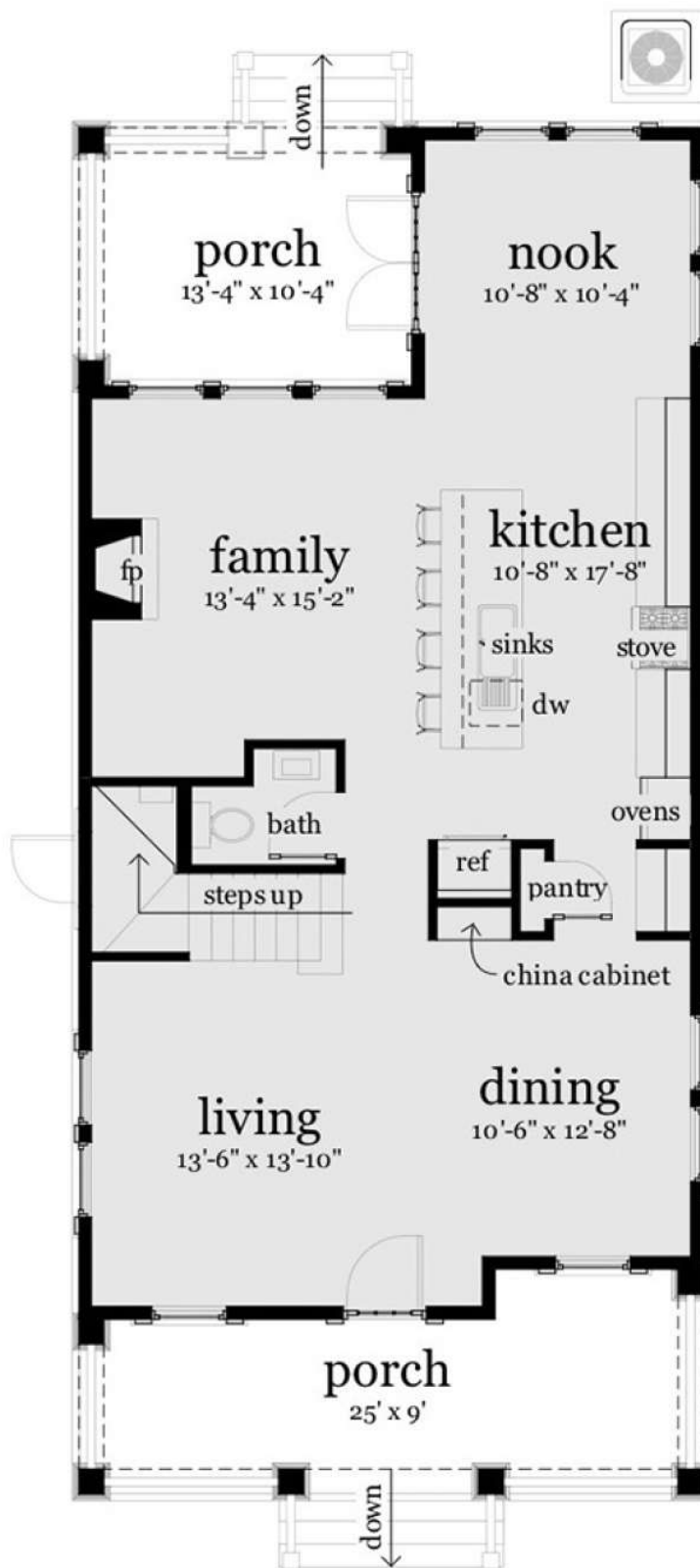
Has the project been reviewed by all appropriate county and state agencies relating to transportation issues?
 - a. N/A
- 16. Does the proposal provide for utilization of "reuse" water?

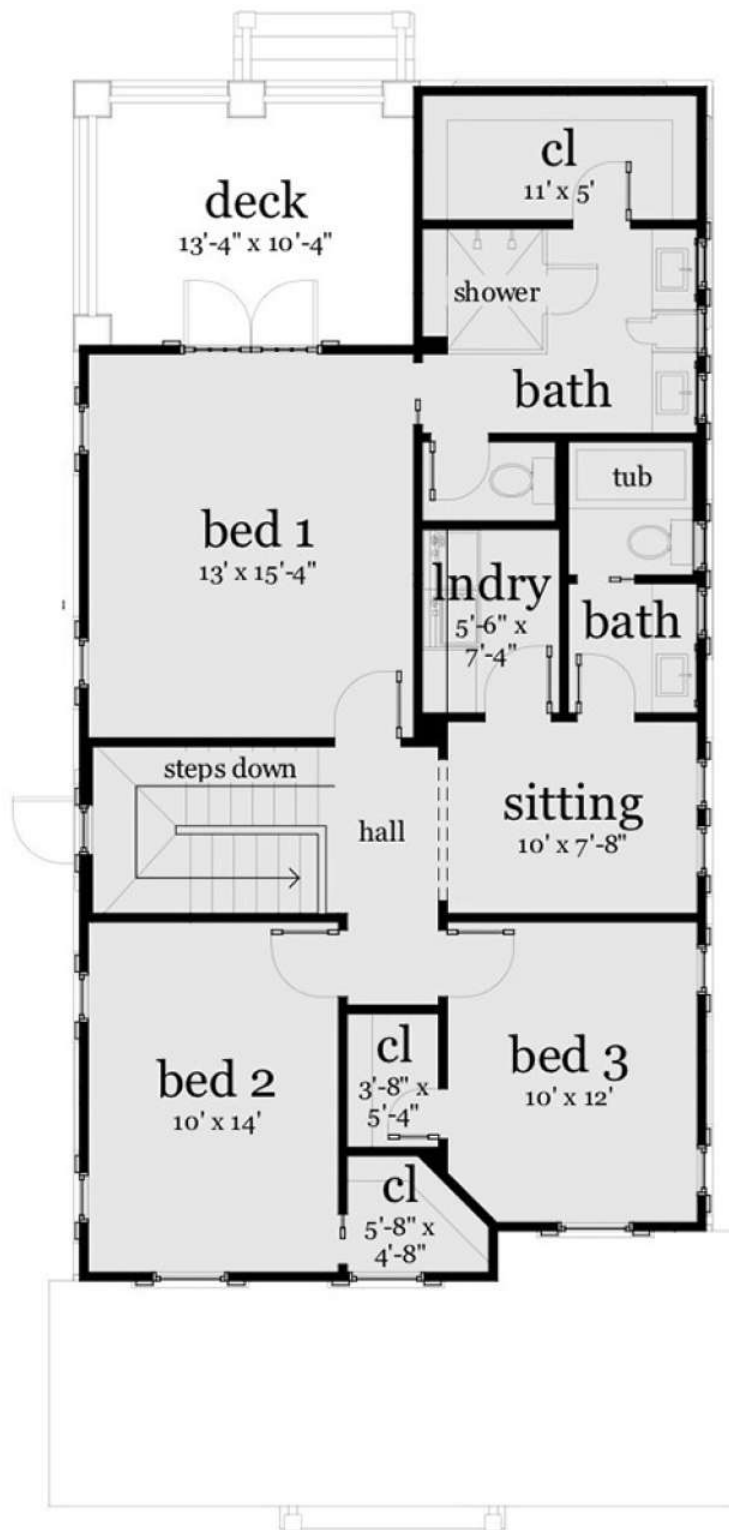
Re-Zoning Application - Additional Information - 5224 Chattahoochee St, Flowery Branch

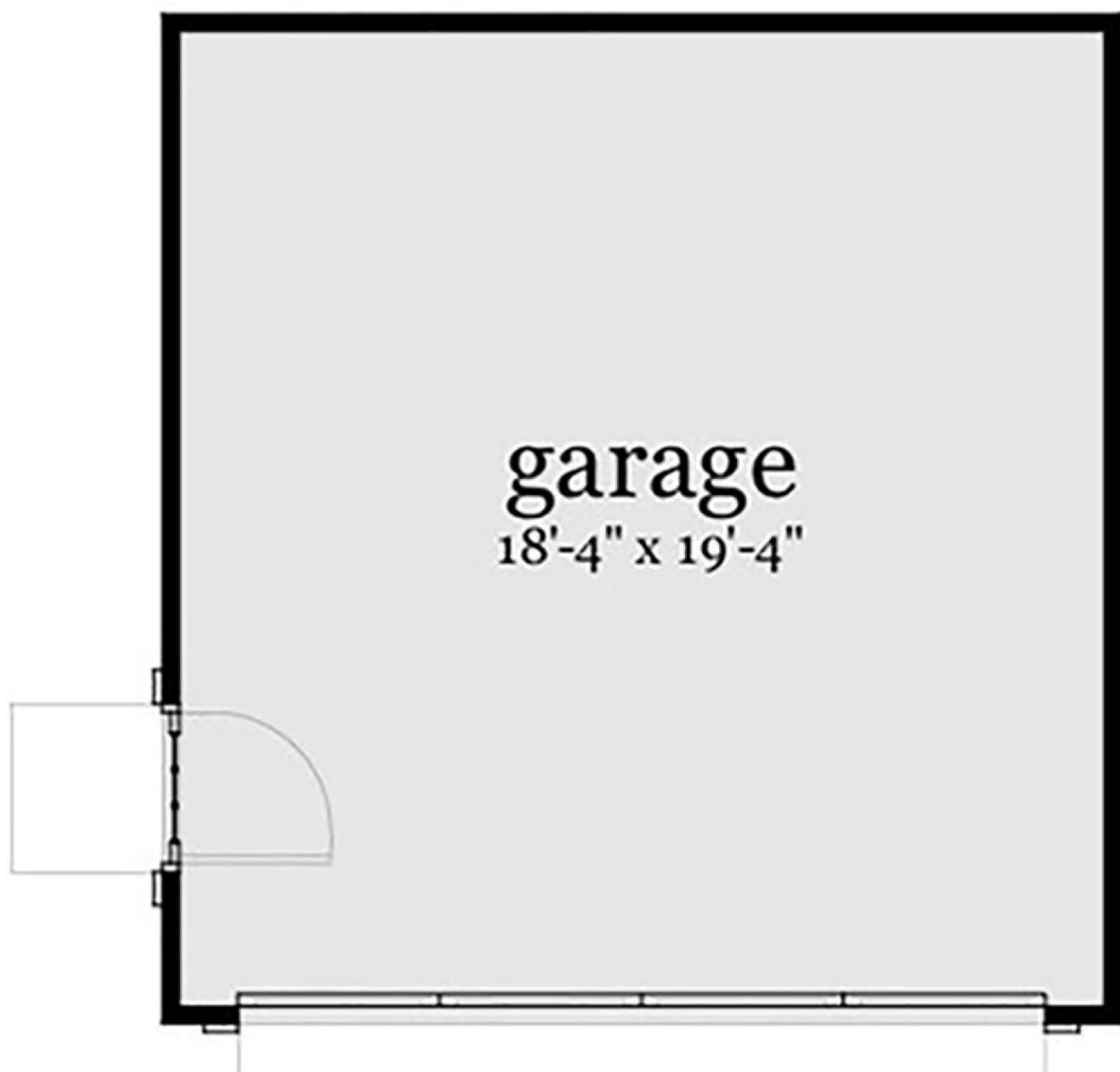
- a. No
17. What is the total capacity for daily wastewater management?
- a. Approx. 250+- gal/per day
18. What is the anticipated maximum daily water consumption? Are low flow fixtures required by the development?
- a. 158 gal/per day
 - b. Not required - However, some low-flow fixtures will be used
19. Has a slope grade study been done on this development? Does the study reflect density placement?
- a. Not at this time - lot topography is flat / minimal slope
20. Please identify what public safety needs are being considered for the project?
- a. N/A
21. Has the Hall County School System been notified of the proposed density for this project?
- a. No - Project is only 2 single family dwellings
22. Please provide a copy of all private covenants and/or architectural guidelines to be filed regarding this development.
- a. N/A









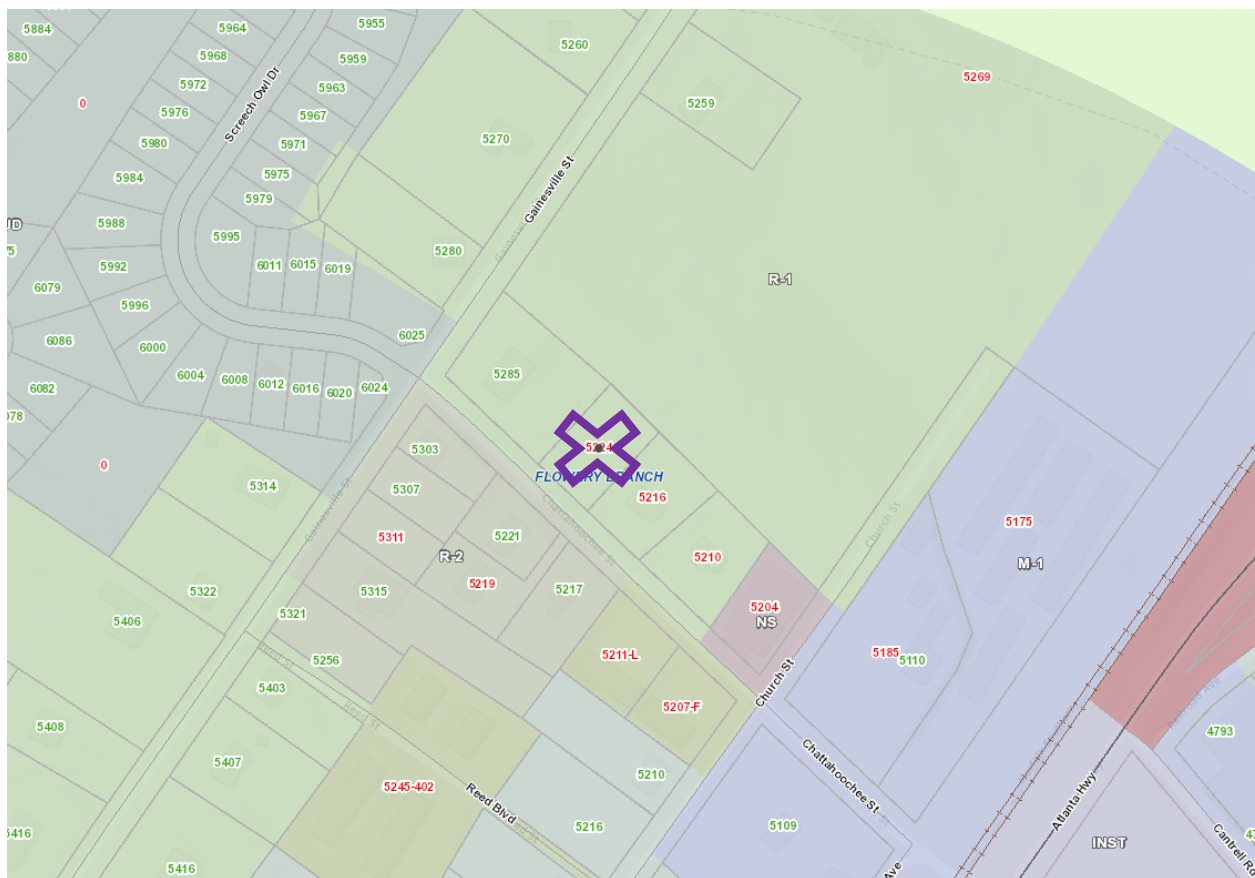




Staff Report
Chattahoochee Overlook Rezoning Request
Ordinance 667

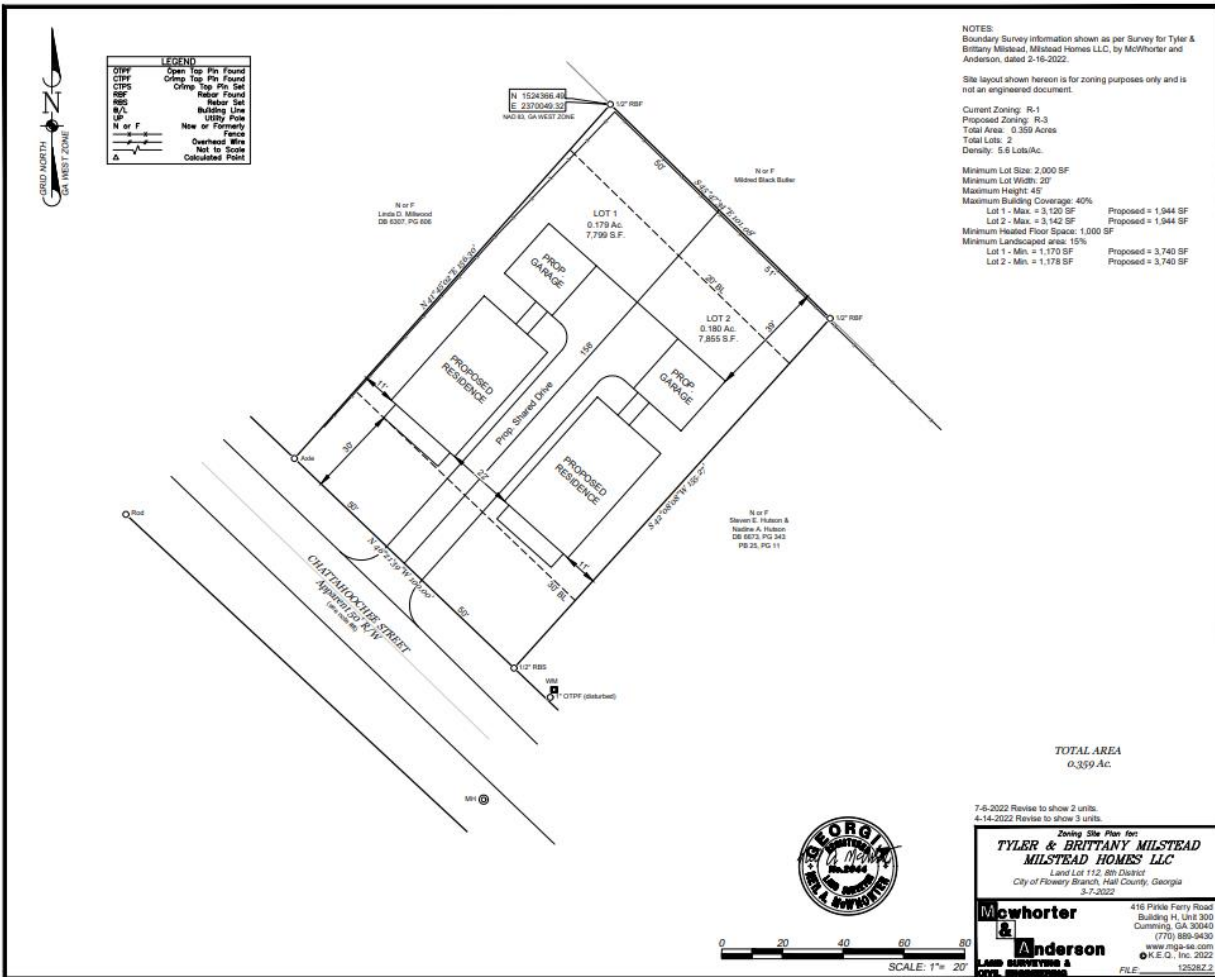
Request

A request from Milstead Homes, LLC. to rezone 5224 Chattahoochee Street, a .36+/- acre of land also known as tax parcel identification number 08112 012008 from Residential, Detached Single-Family, Low-Density District (R-1) to Residential, Multi-Family (R3) with the intent to construct two single-family detached homes.





Proposed Layout







Proposed Schedule

June 2, 2022 – Public Hearing
July 21, 2022 – First Read and Vote
August 4, 2022 - Work Session (if requested)
August 18, 2022 – Second Read and Final Vote

Comprehensive Plan





Purpose of the Comprehensive Plan

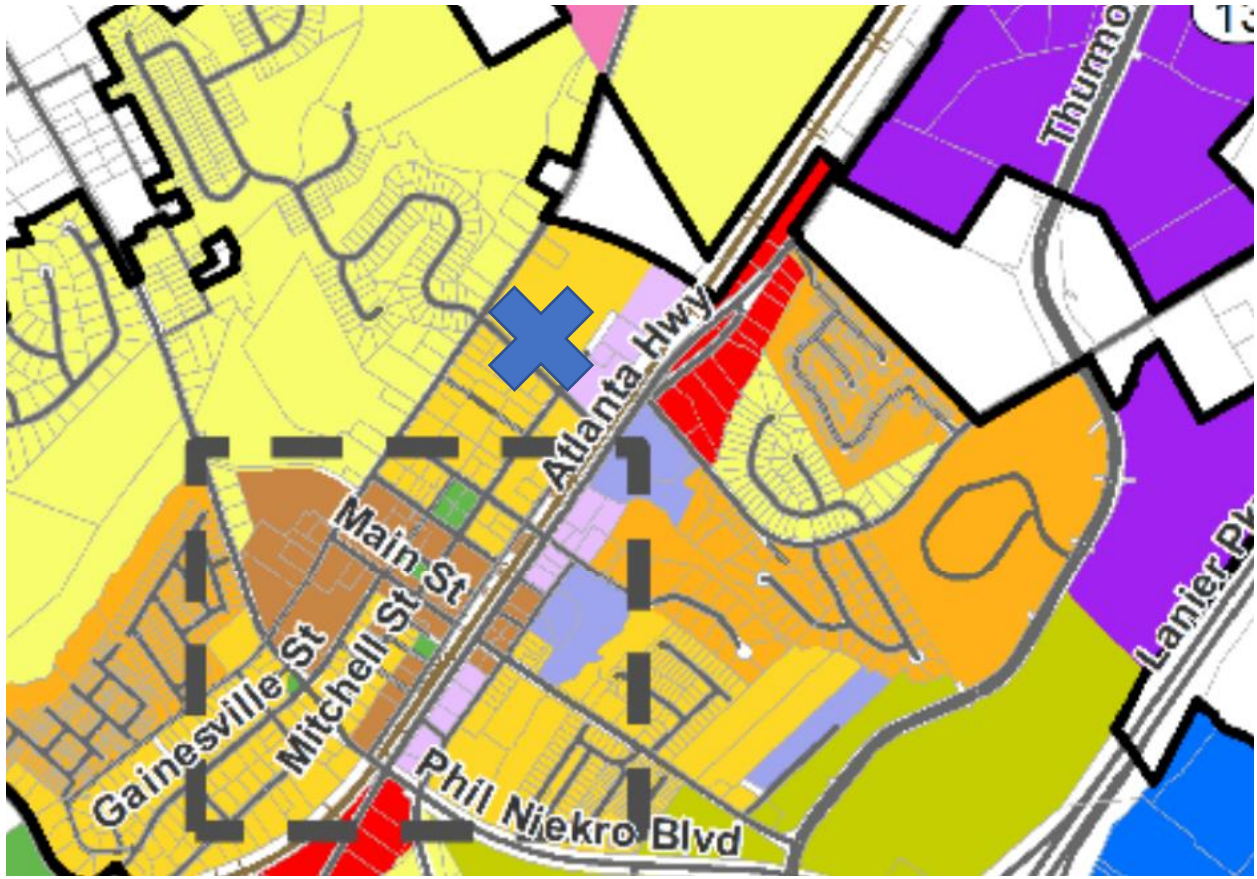
The *Flowery Branch Comprehensive Plan* is the City's policy guide for growth and development, as expressed by a vision statement, Future Development Map, character area policies, and supporting implementation strategies. The plan is most commonly used in the review and decision-making process by staff and City Council for rezoning requests, when proposals are evaluated for consistency with the Future Development Map and supporting text in this document.

The Comprehensive Plan also outlines the overall strategy for achieving the City's vision for future development by identifying a 5-year Community Work Program (CWP) with a prioritized 'to-do' list. The CWP should be consulted by staff and City Council on an annual basis when developing annual department-level work programs and the City budget.

In addition, this plan serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as amended on October 1, 2018. Preparation of a comprehensive plan in accordance with these standards is an essential requirement for maintaining status as a Qualified Local Government (QLG). QLG status allows Georgia cities and counties to be eligible for financial incentives from DCA, the Department of Natural Resources (DNR), the Georgia Environmental Finance Authority (GEFA), and the OneGeorgia Authority. This plan update allows the City of Flowery Branch to retain its QLG status.



Character Area: Traditional Neighborhood





Traditional Neighborhood

The Traditional Neighborhood character area includes the in-town residential areas around the downtown core of Old Town.

Vision

Maintain the character and development pattern of the originally settled neighborhoods of Flowery Branch, with sensitive residential in-fill development and careful improvements where required including new sidewalks, street trees, and other pedestrian-friendly streetscape features.

Design Principles

- Little if any building setbacks from city streets
- Rectangular or square blocks and lots, and block lengths should not exceed 800 feet without intervening (mid-block) pedestrian footpaths
- Narrow streets in a grid-like pattern with shade trees
- Building facades emphasize porches
- Rear entry garage or detached rear garage, with the exception that a garage may be recessed behind the front façade if off-street parking must be directly accessed from the street and directly facing the street
- Wide sidewalks
- Smaller lots/higher density than Suburban Residential
- Provision of public greens or common areas when new neighborhoods are created
- Design review required for compatibility with existing residences

Land Uses

- Primarily single-family detached dwellings
- Townhouses may be allowed
- Greens, plazas, and pocket parks incorporated into development plans

Zoning

- TND, Traditional Neighborhood Development

Illustrative Photos



The proposed rezoning and project meet the intent of the Comprehensive Plan.



Analysis

Flowery Branch Zoning Ordinance Article 37 Rezoning and Conditional Use Applications

Sec. 34.7. - Analysis Requirements.

Applications to amend the official zoning map and applications for conditional uses shall provide a written analysis comparing the proposed action with the criteria in this Section. A zoning map amendment or conditional use application may be justified only if it bears a reasonable relationship to the public health, safety, morality, or general welfare, and after consideration of the analysis requirements which may in individual cases be considered criteria relevant to Zoning Administrator in making recommendations and by the Governing Body in the decision-making process.

Staff Response:

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. **Yes, a residential use is appropriate for this site and the surrounding area. It will help serve the downtown commercial/retail area.**
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. **The development will not adversely affect the area.**
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned. **Yes, current zoning of R-1 is economically feasible.**
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. **It is staff's opinion that the use will not create any unnecessary burdens.**
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map. **Yes.**
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. **Not to staff's knowledge, no.**
- (g) Existing use(s) and zoning of the subject property and nearby properties. **Currently vacant, the proposed use will fit in with the surrounding residential uses.**
- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the



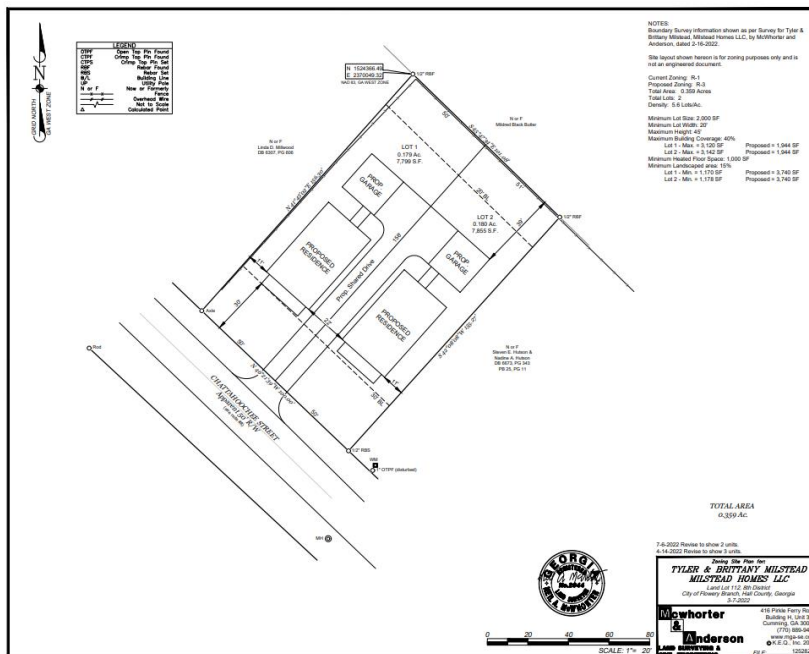
property or sell the property under the existing zoning district classification. **Staff does not have a specific number regarding property value.**

- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. **Staff does not feel that the proposed will be a deterrent but rather an enhancement to the surrounding area and a positive impact for downtown.**
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts. **N/A**
- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district. **The proposed use will enhance the character of the existing district and surrounding area in staff's opinion.**
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. **The development, if approved, will need to go through all the required development reviews to ensure all applicable codes and requirements are met.**
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance. **The proposed development will enhance the surrounding area and meet the intent of the Zoning Ordinance.**

Recommendation

Approve the request as submitted and conditioned below.

1. The site shall significantly adhere to the plan as shown below:





2. Water and sewer shall be served by the City of Flowery of Flowery Branch.
3. Landscape plan for the entire project must be submitted and approved by city staff prior to the issuance of any building permits.
4. A grading plan and residential drainage plan for each lot must be approved by the city engineer prior to the issuance of any building permits.
5. Project is restricted to two (2) single family detached homes that shall significantly adhere to the material and design as shown below:



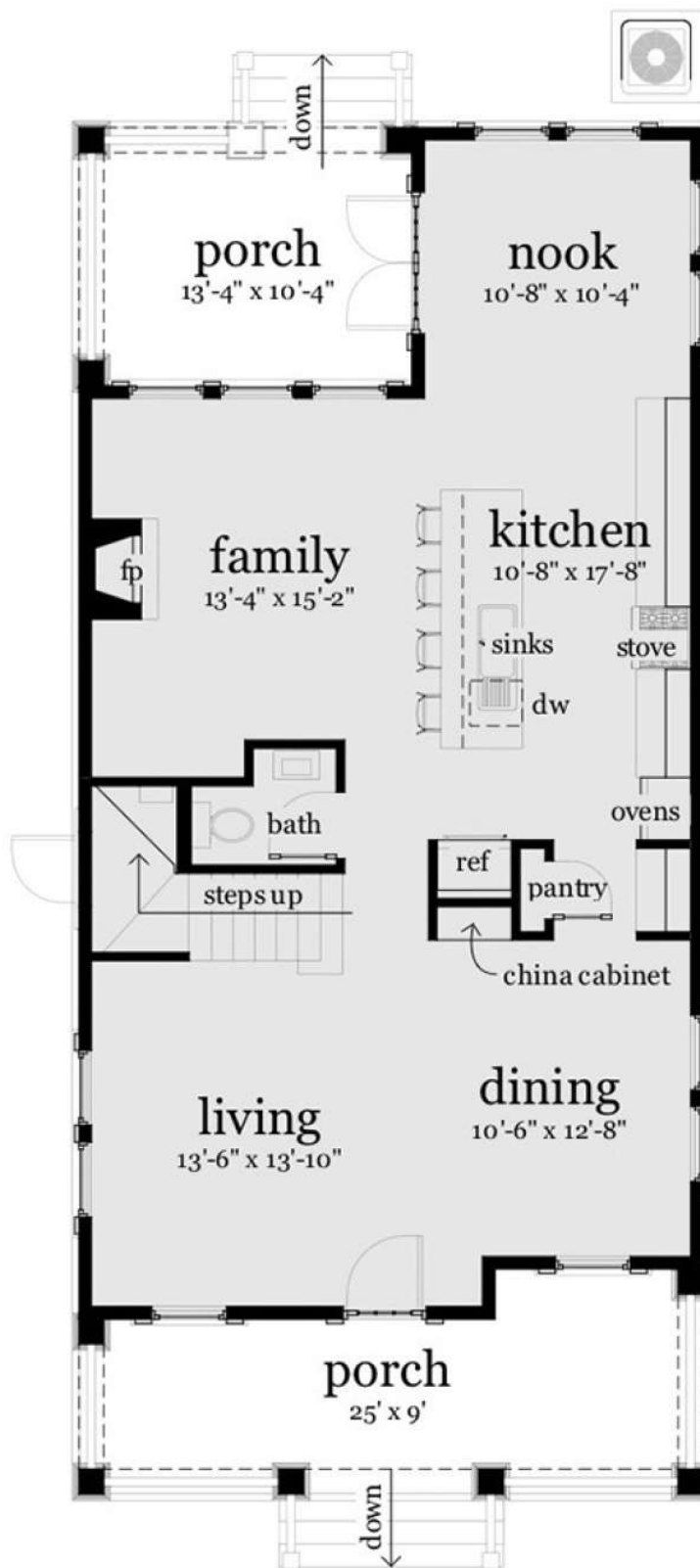


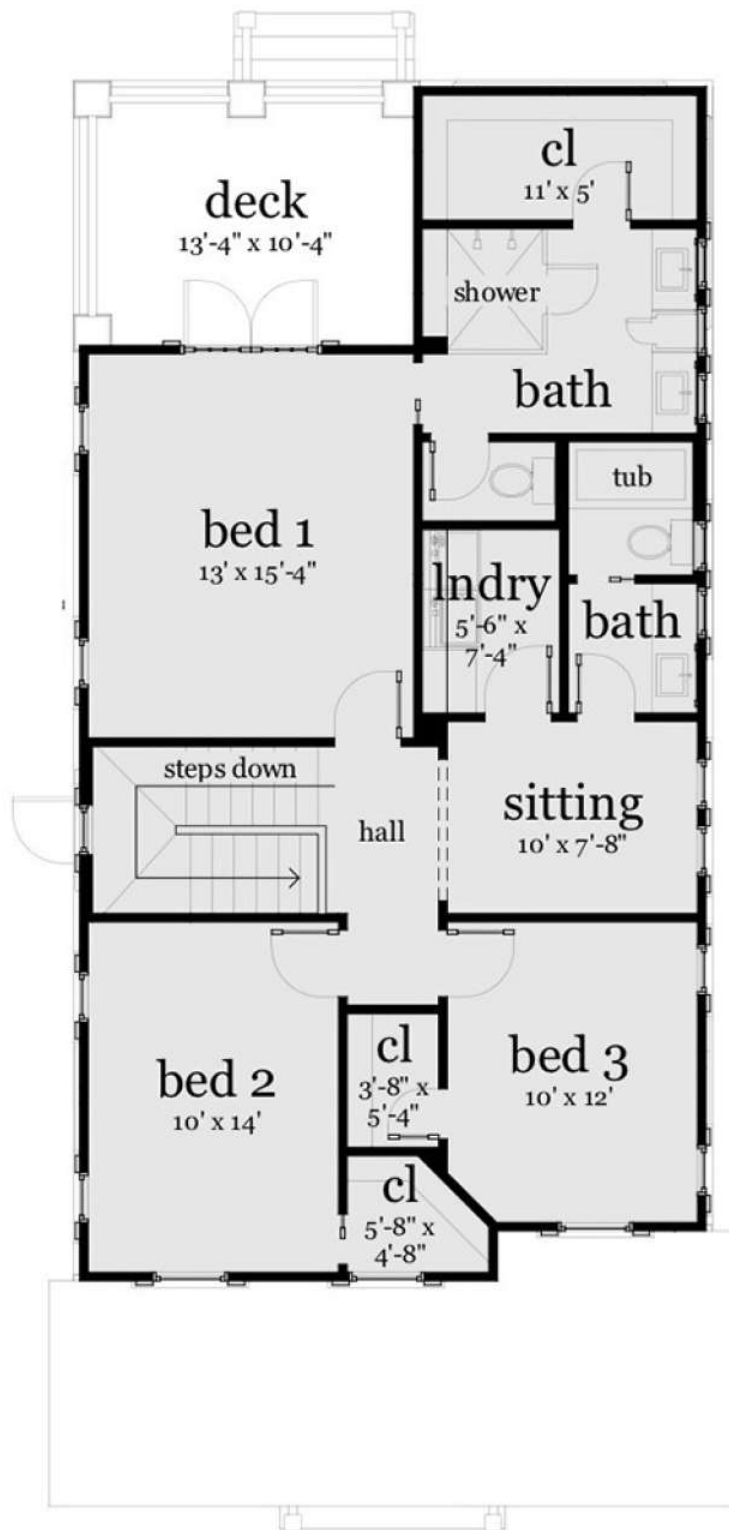
6. Each home will be served by a detached garage located behind the primary structure and shall significantly adhere to the material and design as shown below:

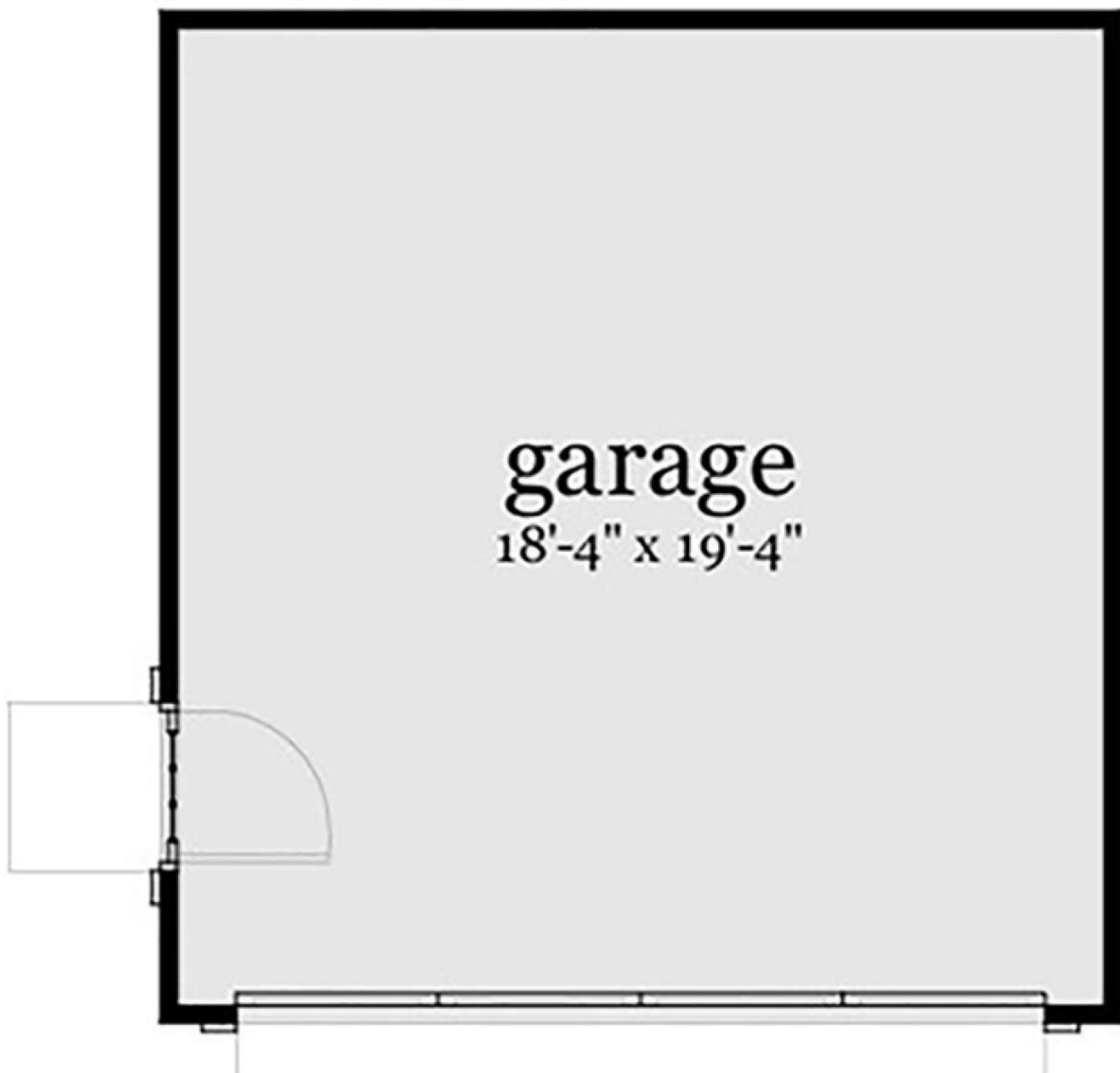


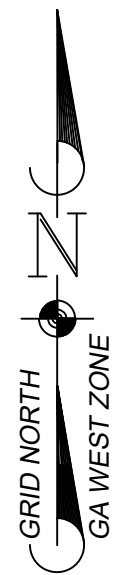




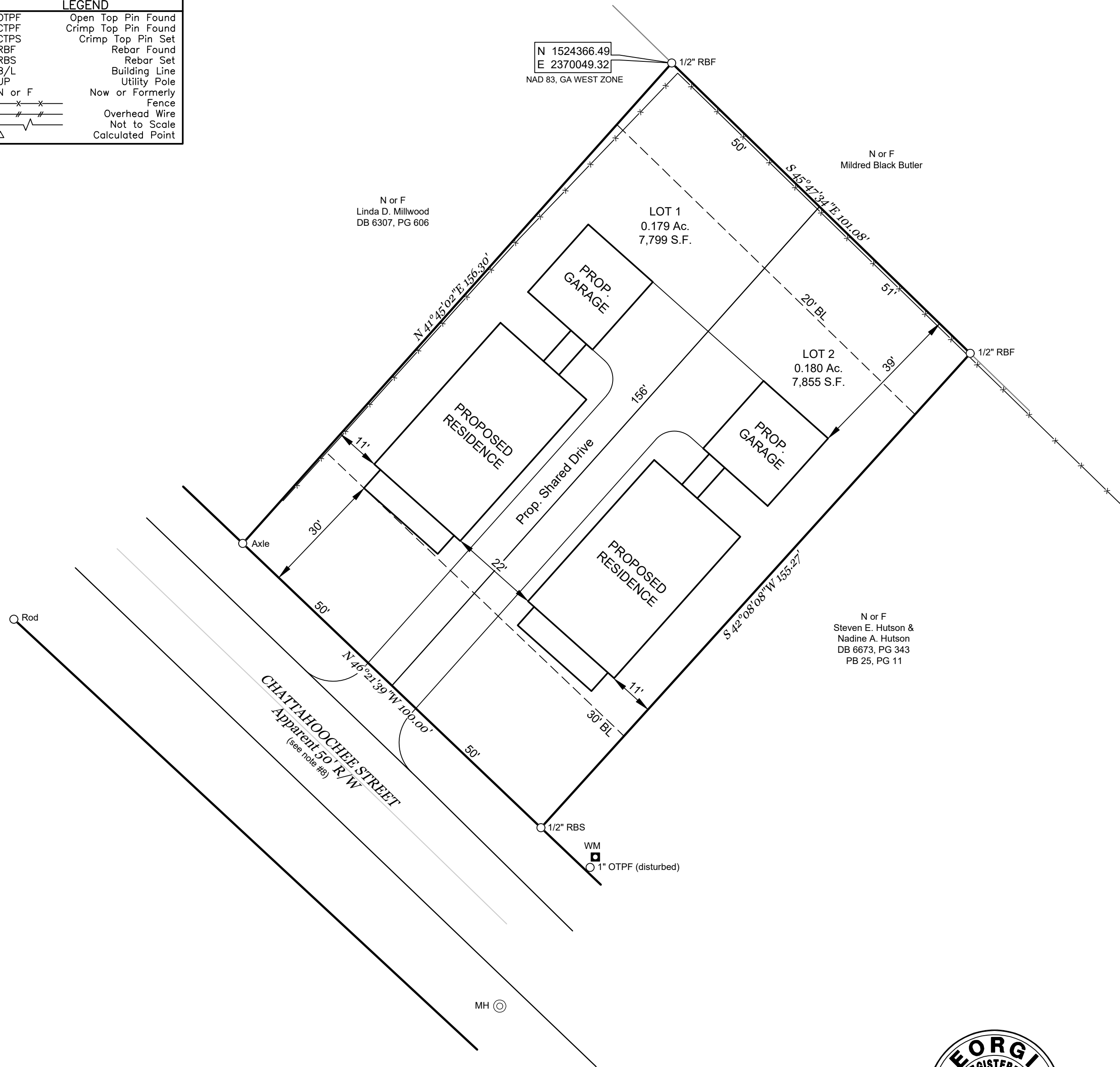








LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
---	Fence
---	Overhead Wire
---	Not to Scale
Δ	Calculated Point



NOTES:
Boundary Survey information shown as per Survey for Tyler & Brittany Milstead, Milstead Homes LLC, by McWhorter and Anderson, dated 2-16-2022.

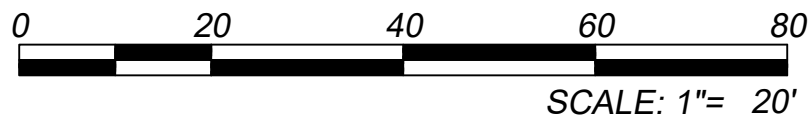
Site layout shown hereon is for zoning purposes only and is not an engineered document.

Current Zoning: R-1
Proposed Zoning: R-3
Total Area: 0.359 Acres
Total Lots: 2
Density: 5.6 Lots/Ac.

Minimum Lot Size: 2,000 SF
Minimum Lot Width: 20'
Maximum Height: 45'
Maximum Building Coverage: 40%
Lot 1 - Max. = 3,120 SF Proposed = 1,944 SF
Lot 2 - Max. = 3,142 SF Proposed = 1,944 SF
Minimum Heated Floor Space: 1,000 SF
Minimum Landscaped area: 15%
Lot 1 - Min. = 1,170 SF Proposed = 3,740 SF
Lot 2 - Min. = 1,178 SF Proposed = 3,740 SF

TOTAL AREA
0.359 Ac.

7-6-2022 Revise to show 2 units.
4-14-2022 Revise to show 3 units.



Zoning Site Plan for:
TYLER & BRITTANY MILSTEAD
MILSTEAD HOMES LLC
Land Lot 112, 8th District
City of Flowery Branch, Hall County, Georgia
3-7-2022

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING
416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com
© K.E.Q., Inc. 2022
FILE: 12528Z.2

ORDINANCE 667

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING A TRACT OF LAND OWNED BY MILSTEAD HOMES, LLC. TOTALING .36 +/- ACRES COMMONLY KNOWN AS 5224 CHATTAHOOCHEE STREET, IDENTIFIED AS TAX PARCEL 08112 012008 AND AS SHOWN ON ATTACHED EXHIBIT “A”, DESCRIBED ON ATTACHED EXHIBIT “B”, TO BE REZONED FROM R-1 (DETACHED SINGLE-FAMILY, LOW DENSITY) TO R-3 (MULTI-FAMILY RESIDENTIAL) SUBJECT TO THE CONDITIONS SET FORTH IN EXHIBIT “C”; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Milstead Homes, LLC. desires to develop the .36 +/- acre tract of land identified as tax parcel 08112 012008; as shown on Exhibit “A”; and legally described on Exhibit “B”; and

WHEREAS, specific conditions shall be placed on subject property shown on attached exhibit “C”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the rezoning application of Milstead Homes, LLC. in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Milstead Homes, LLC. has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of June 2, 2022, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning of the parcel from Flowery Branch R-1 (Detached Single-Family, Low Density) to Flowery Branch R-3 (Residential Multi-Family) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Public Hearing Published	05/04/2022	First Reading	07/21/2022
Public Hearing	06/02/2022	Adopted	08/18/2022

2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property shall be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is in conformity with the policy and intent of the comprehensive plan and the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current R-1 as opposed to the proposed R-3.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the changes to the R-3 zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. LEGAL DESCRIPTION AND CONDITIONS.

The property as shown in attached Exhibit “A” and as legally described in Exhibit “B” shall be rezoned to R-3 (Residential Multi-Family). Conditions are set forth in Exhibit “C”. Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

Public Hearing Published 05/04/2022
Public Hearing 06/02/2022

First Reading 07/21/2022
Adopted 08/18/2022

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 18th day of August 2022.

Edward R. Asbridge, Mayor

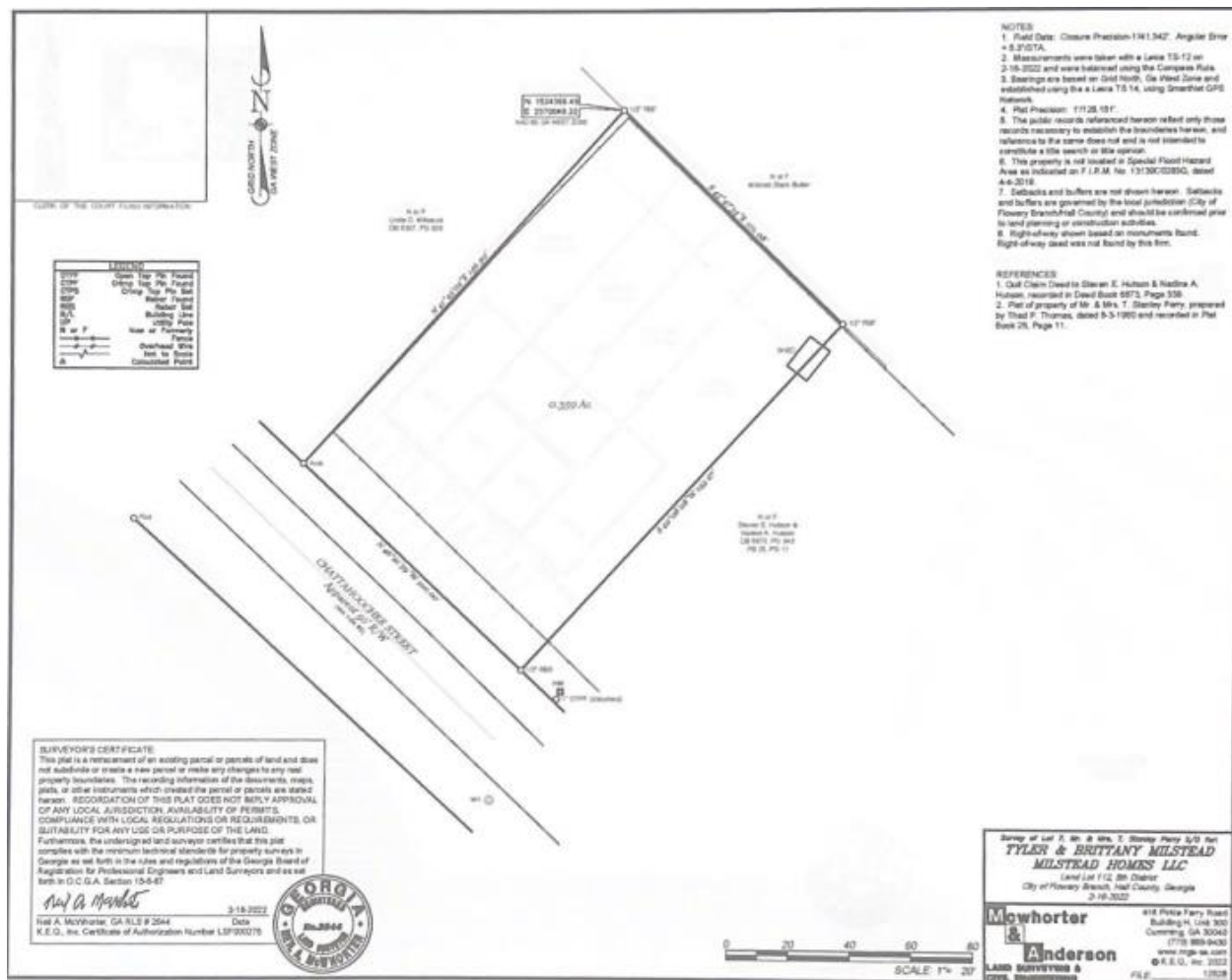
ATTEST:

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr., City Attorney

Exhibit "A"



Public Hearing Published
Public Hearing

05/04/2022
06/02/2022

First Reading
Adopted

07/21/2022
08/18/2022

Exhibit "B"

LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 112, 8th District, City of Flowery Branch, Hall County, Georgia, being more particularly described as follows:

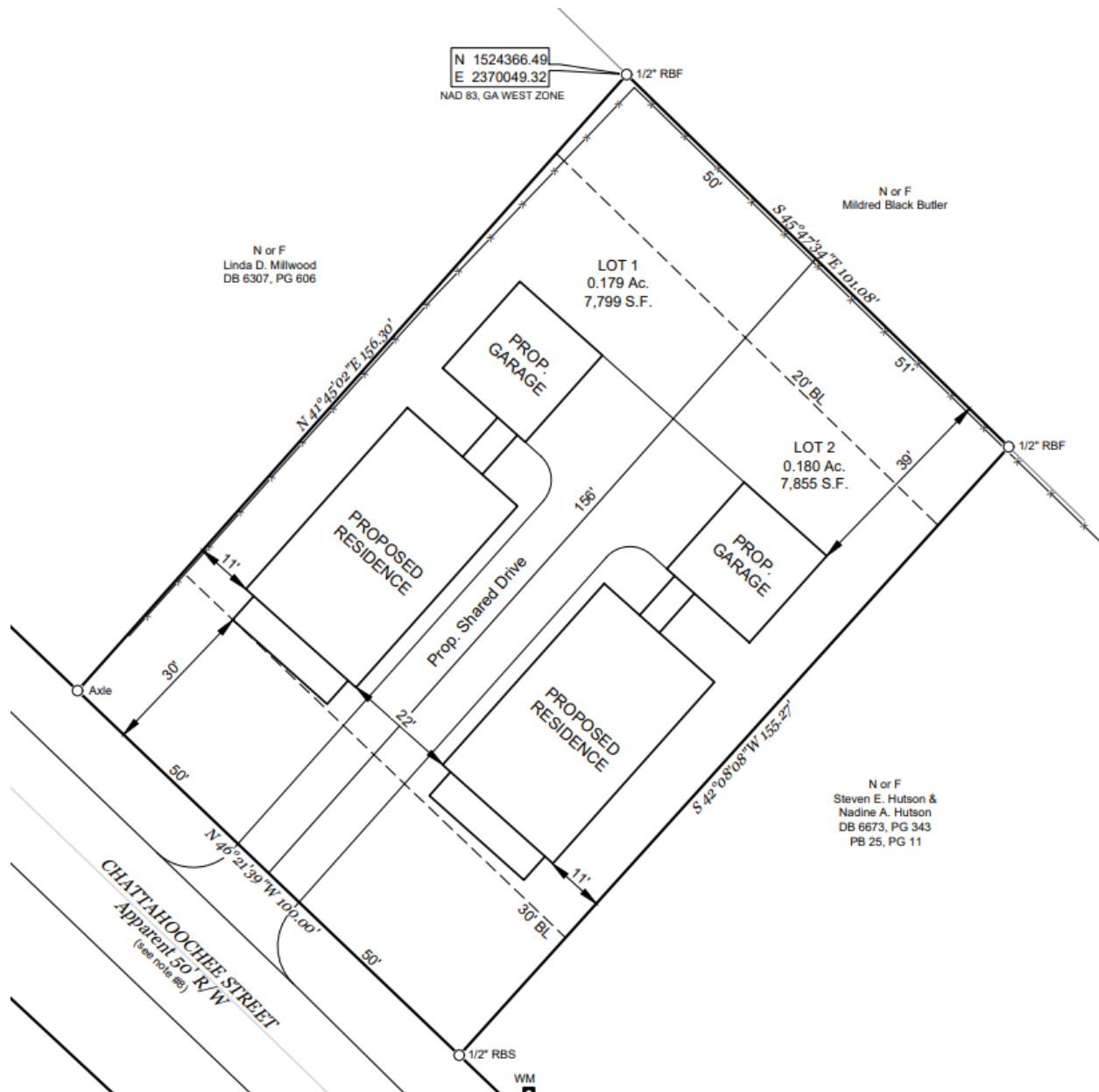
Beginning at a 1/2" re-bar having coordinates of North 1524366.49, East 2370049.32 (NAD 83, GA West Zone); thence, S45°47'34"E a distance of 101.08 feet to a 1/2" re-bar; thence, S42°08'08"W a distance of 155.27 feet to a point on the northern R/W of Chattahoochee Street (apparent 50' R/W); thence, along said R/W, N46°21'39"W a distance of 100.00 feet to an axle; thence, departing said R/W, N41°45'02"E a distance of 156.30 feet to the Point of Beginning.

Said tract contains 0.359 Acres, more or less.

Exhibit "C"

Conditions of Zoning

1. The site shall generally confirm to the plan shown below:



2. Water and sewer shall be served by the City of Flowery of Flowery Branch.
3. Landscape plan for the entire project must be submitted and approved by city staff prior to the issuance of any building permits.
4. A grading plan and residential drainage plan for each lot must be approved by the city engineer prior to the issuance of any building permits.
5. Project is restricted to two (2) single family detached homes that shall significantly adhere to the material and design as shown below:



6. Each home will be served by a detached garage located behind the primary structure and shall significantly adhere to the material and design as shown below:





FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider the first reading of Ordinance a request submitted by Shadow Stone Partners, LLC to annex and rezone a 14.27 +/- acre tract of land known as tax parcel 08100 001003A from Hall County Agricultural Residential (AR III) to Flowery Branch Planned Unit Development (PUD)

COUNCIL MEETING DATE: August 18, 2022

HISTORY:

FACTS AND ISSUES:

Annex and rezone a 14.27 +/- acre tract of land from Hall County Agricultural Residential (AR III) to Flowery Branch Planned Unit Development (PUD) with the intent to develop and construct a 49-unit age restricted townhome community.

Proposed Schedule:

July 21, 2022 – Public Hearing

August 4, 2022 - Work Session (if requested)

August 18, 2022 – First Read and First Vote

September 1, 2022 – Work Session (if requested)

September 15, 2022- Second and Final Vote

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve the first reading of ordinances 668 and 669.

SAMPLE MOTION:

I make a motion to approve the first read of Ordinance 668

I make a motion to approve the first read of Ordinance 669

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Cook Communities Applications.pdf](#)
- [3c-Parkers Place Development PresentationR.pdf](#)
- [Ordinances 668 and 669.pdf](#)
- [Staff Report Cook.pdf](#)



ANNEXATION APPLICATION

Date: 4/29/22

Address of Request:

5704 Jim Crow Road
Flowery Branch, GA 30542

Submitted to the City Clerk per The Flowery Branch Code of Ordinances;
Appendix C, "Zoning Ordinance", Article 44; Section 44.4 on

City Clerk Signature

Applicant Information

Name: Cook Communities

Address: 3120 Frontage Road
Gainesville, GA 30504

E-mail address: gcook@cook-residentail.com

Phone number: 678-207-1500

Signature:

Property owner information (if different than the applicant)

Property owner (please print): Shadow Stone Partners, LLC

Signature of property owner:



Property Information

Tax Map Number: 08100 001003A

Current Zoning: AR3 Total Acres: 14.268

Is this property contiguous to the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: PUD

Proposed City of Flowery Branch Character Area: Residential

Current Use: Residential

Per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 36; Does this property potentially require a **DRI** (Development of Regional Impact) study? No

Voting Rights Act Information

Resident Population: _____ Housing Units: _____ Other Buildings: _____

Race Population %: White _____ Black _____ Hispanic _____ Other _____

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Zoning application
- Annexation ≥ 100 acres of land requires an official request to amend the character area and future land use map designation for the subject property
- Names and addresses of adjoining property owners
- Reasons for requesting annexation
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

N/A

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

N/A

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

N/A

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

N/A

N/A



REZONING APPLICATION

Date: 4/29/22

Address of Request: 5704 Jim Crow Road
Flowery Branch, GA 30542

Tax Map # 08100 001003A Current Zoning: AR3

Is this site located within the boundaries of the historic district? No

Currently a conforming use? No

Any conditions of zoning, CUP's, etc.? No

Applicant Information

Name: Cook Communities

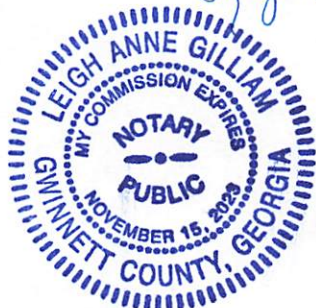
Address: 3120 Frontage Road
Gainesville, GA 30504

E-mail address: gcook@cook-residential.com

Phone number: 678-207-1500

Signature: 

Notary: 







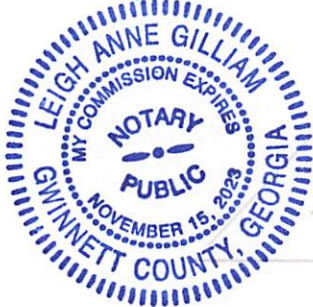
Property owner information (if different than the applicant)

Property owner (please print): Shadowstone Partners, LLC

Signature of property owner: _____

Notary:

Leigh Anne Gilliam



Property Information

Tax Map Number: 08100 001003A

Current Zoning: AR3 Total Acres: 14.268

Is this property located within the city-limits of Flowery Branch? No

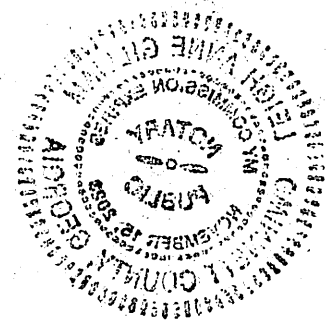
Proposed City of Flowery Branch Zoning: PUD

Current Use: Residential

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property





- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

N/A

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

N/A

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

N/A



Disclosure of Campaign Contributions

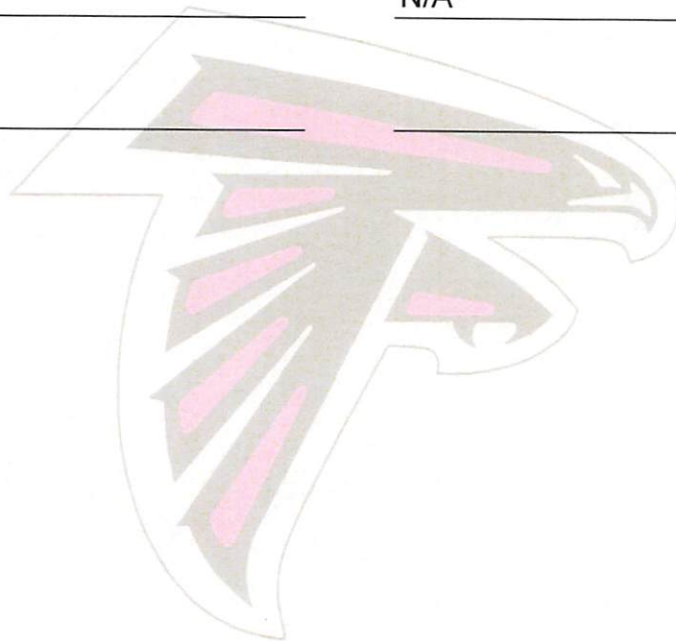
List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

N/A

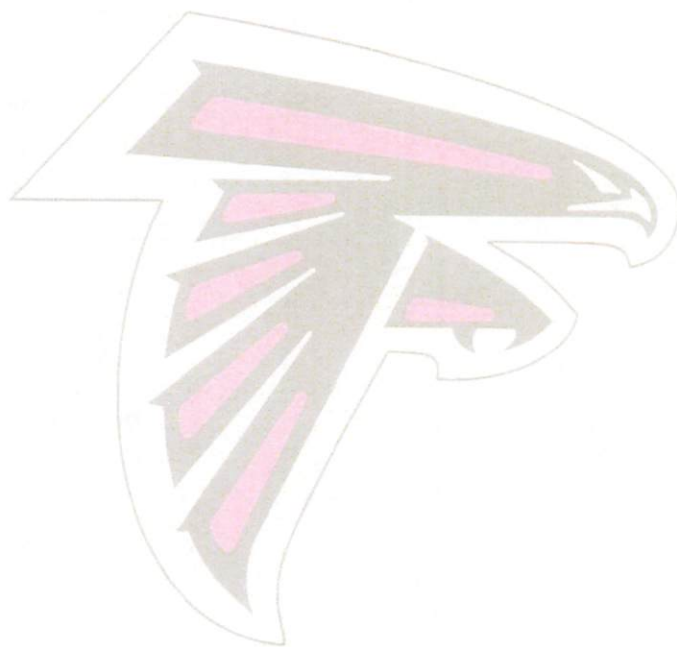
N/A

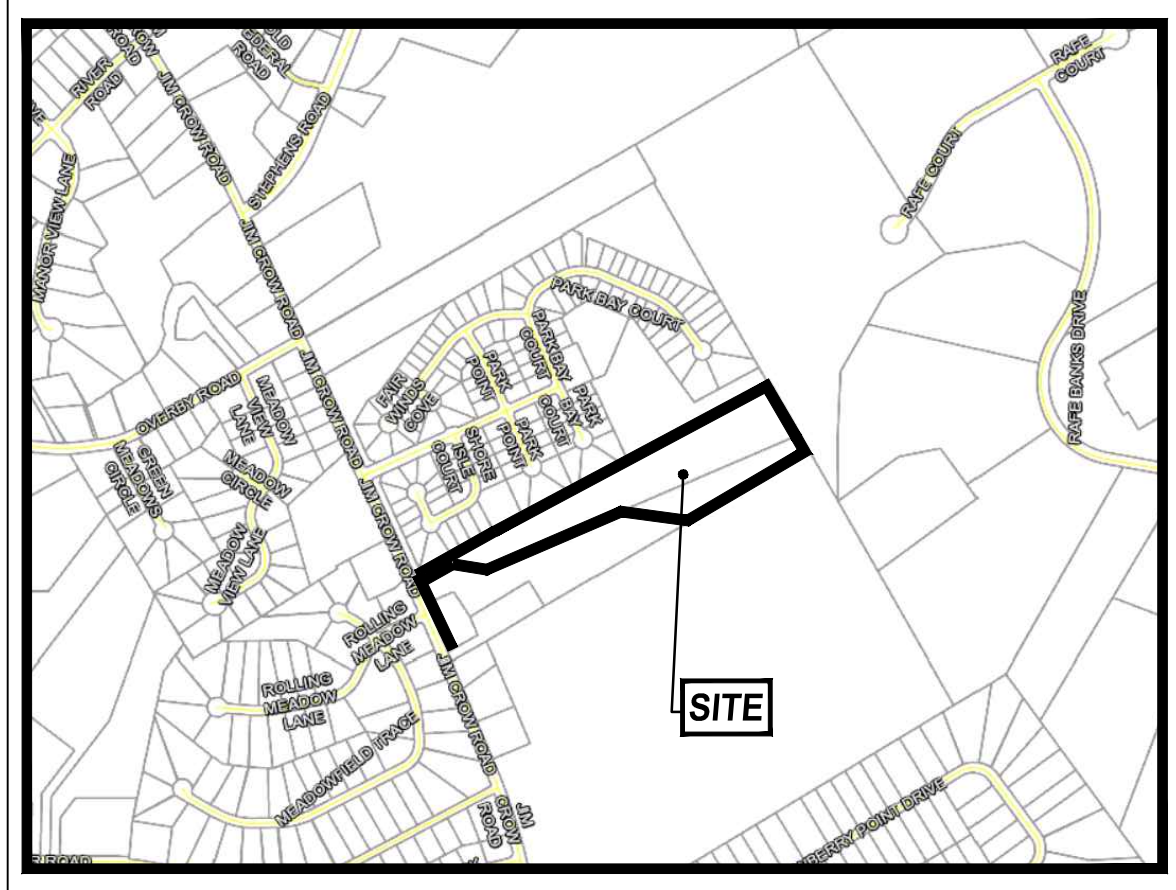


CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____





VICINITY MAP
N.T.S.



PROPOSED WALKING TRAIL
N.T.S.



CONCEPTUAL ENTRANCE
MONUMENT SIGN
N.T.S.



PROPOSED POCKET PARK
N.T.S.

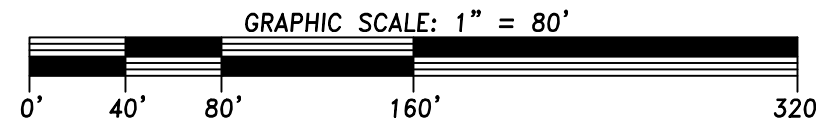


PROPOSED WALKING TRAIL
N.T.S.



PROPOSED PICKLEBALL COURTS
N.T.S.

- GENERAL NOTES:**
- TOTAL PROPERTY ACREAGE = 14.268 ACRES (TOTAL)
 - CURRENT ZONING = AR-III (HALL COUNTY)
 - PROPOSED ZONING = PUD
 - PROPOSED USE = SINGLE-FAMILY ATTACHED SUBDIVISION (49 LOTS TOTAL)
 - PROPOSED DENSITY = 3.43 UNITS/ACRE
 - PROPOSED OPENSACE/COMMON AREA = ±5.9 ACRES (41%).
 - PROPOSED SETBACKS:
FRONT YARD = 20'/30' (20' FROM PERIMETER & 30' FROM STREET)
REAR YARD = 20'
SIDE YARD = 5'
MIN. LOT SIZE = 2,000 S.F. (FEE SIMPLE)
MIN. LOT WIDTH = 20'
 - BOUNDARY INFORMATION BASED UPON DEED RESEARCH.
 - WATER TO BE PROVIDED BY THE CITY OF GAINESVILLE. SEWER SERVICE TO BE PROVIDED BY THE CITY OF FLOWERY BRANCH.
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER HALL COUNTY F.I.R.M. PANEL No. 13139C0283G EFFECTIVE 4/4/2018.
 - OPENSACE/COMMON AREA TO BE DEEDED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
 - THIS SITE DOES CONTAIN WETLANDS.
 - THIS SITE IS WITHIN 200' OF STATE WATERS.
 - THIS SITE DOES NOT CONTAIN ANY KNOWN CEMETERIES.



COOK
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.com
P.E.F. #007243

PREPARED FOR:
COOK COMMUNITIES
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
24-HR. CONTACT:
GEOFF COOK
(678) 207-1509
PROJECT NAME:
FLOWERY BRANCH
JIM CROW ROAD
TRACT

TASK:
REZONING
EXHIBIT

PROJECT INFORMATION:

Project Name	FLOWERY BRANCH TRACT
Project Number	21-017
Project Address	JIM CROW ROAD
Land Lot No.(s)	
District	HALL COUNTY, GEORGIA
County, State	

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

G.S.W.C.C. LEVEL II CERTIFIED
DESIGN PROFESSIONAL
No. 0000013059
CONTACT:
C. LUKE PRESSLEY, P.E.
(678) 267-7153
luke@thecookandcompany.com

SHEET

JWW DESIGN	AS SHOWN SCALE
3/22/22 DATE	21-017 PROJECT No.

1 of 1



April 29th, 2022

City of Flowery Branch
5410 Pine Street
Flowery Branch, GA 30542
(770) 967-6371

LETTER OF INTENT

Rezoning/Annexation for the Parker's Place at Lanier – Flowery Branch, GA
5704 Jim Crow Road – Flowery Branch, GA 30542
Tax Parcel No. 08100 001003A
L.L. 100 / 8th District

(Note: Additional Land has been Purchased and Combined with this Parcel. A copy of the combination Survey is included in this application for clarification – 14.27 Acres total)

Cook Communities submits this Letter of Intent and attached Application for the purpose of rezoning/annexing to the City of Flowery Branch's Planned Unit Development (PUD) Zoning Classification for the 14.27-acre tract located along Jim Crow Road, south of the existing Park Walk at Lanier Residential Development. The property currently lies in unincorporated Hall County and is adjacent to the Flowery Branch City Limits to the north. The subject property is currently zoned AR-III (Hall County) and contains one single family home and associated outbuilding. The intent is to annex the entire property shown on the combination/boundary survey into the City of Flowery Branch. All property included in this application is owned by Shadow Stone Partners, LLC. (See Rezoning Exhibit).

Cook Communities proposes to develop a distinctive and attractive single-family attached neighborhood with amenities. The neighborhood will consist of Forty-nine (49) 1-story attached cottage styles homes and is proposed to be age-restricted for residents 55 and older. Each home will have a minimum of 2-bedrooms and 2-bathrooms and a heated S.F. of 1,450+ S.F. with a 2-Car Garage. The 2-Car garages will be located a minimum of 23' from the back of sidewalk as required. Additionally, the homes will include attractive architectural elements including shake and board and batten siding, stone/brick accents, a variety of unique garage doors and sodded yards. The proposed units are intended to meet the requirements of the recently adopted Ordinance 657 (Article 12 – Section 12.6). Attached to this letter of intent is a rendering of the proposed units for reference. These homes will meet the same quality and price point of homes in the surrounding area.



Amenities proposed for the development include a small community clubhouse, pickleball courts, sidewalks with connected walking trails, pocket parks and attractive landscaping. An exhibit and rendering of the proposed amenities are provided with this submittal for visual reference.

Access for the development will be provided along Jim Crow Road with a proposed right-turn (deceleration) lane provided at the entrance. The entrance will have an attractive monument-type sign with landscaping. The provisions for water and sanitary sewer for the development will be provided by the City of Gainesville and the City of Flowery Branch.

The applicant and its representatives welcome the opportunity to meet with the City of Flowery Branch staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this application.

Respectfully,

A handwritten signature in black ink, appearing to be "K. Cook", written in a cursive style.

Cook Communities / Keith Cook









April 29th, 2022

City of Flowery Branch
5410 Pine Street
Flowery Branch, GA 30542
(770) 967-6371

DEVELOPMENT STATISTIC AND ANALYSIS

Parker's Place at Lanier – Flowery Branch, GA
5704 Jim Crow Road – Flowery Branch, GA 30542
Tax Parcel No. 08100 001003A
L.L. 100 / 8th District

(Note: Additional Land has been Purchased and Combined with this Parcel. A copy of the combination Survey is included in this application for clarification – 14.27 Acres total)

Development Statistics

As part of this application, a site plan of the proposed development was submitted depicting the subdivision and typical fee simple building lots and proposed units for the neighborhood. The below information is meant to ensure all requested information is included.

- (a) Maximum Height of Proposed Homes – 35'
- (b) Minimum S.F. of proposed Homes –1,450 S.F. (Heated) (1-Story)
- (c) Color Renderings of Proposed Homes are included with this submittal
 - a. (See 2b-Rezoning Exhibit (Rendering).pdf)
- (d) The Proposed Building Materials for the homes are included
 - a. (See Letter of Intent)
- (e) Maximum of 49 Single-Family Attached Homes (Fee Simple Townhome Lots)
 - a. Minimum Lot Size = 2,000 S.F.
 - b. Minimum 1,450 S.F. Heated (2-Car Garage) – 1 Story
- (f) Proposed Overall Lot Coverage (Entire Project) = 30%
- (g) Proposed Landscaped Area
 - a. A minimum of 2 Trees per Lot (See Typical Lot Detail)
 - b. A minimum of 10' Landscape Buffer adjacent to existing neighborhood.
 - c. Pocket Parks and Walking Trails

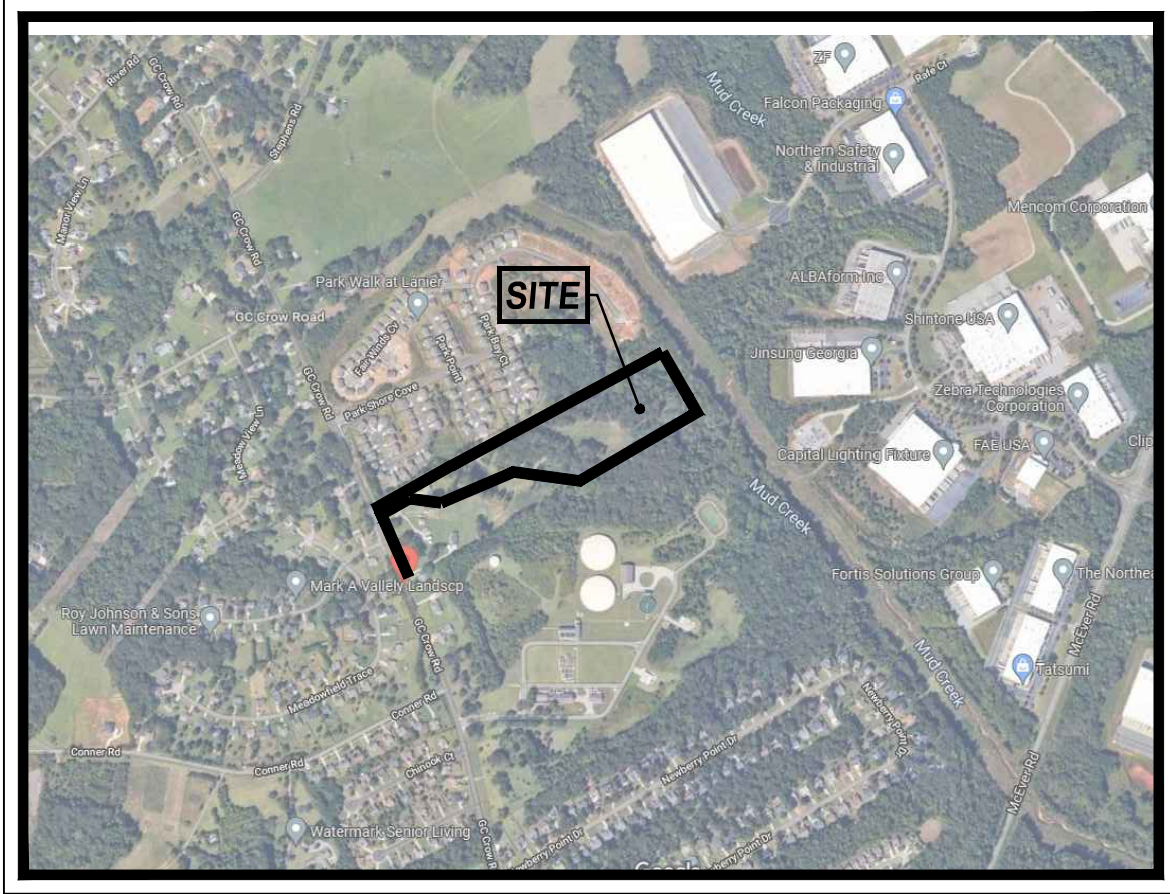


- (h) Parking will Include:
 - a. 2-Car with Driveway (23' From Back of Sidewalk)
 - b. 5 Spaces for Proposed Mail Kiosk
 - c. 10 Spaces at Proposed Clubhouse and Pickleball Courts
- (i) Will Provide as requested.

Development Analysis

The development being proposed by Cook Communities is in line with the City of Flowery Branch's 2041 Comprehensive Plan. While currently not specifically included (as it lies in Hall County), the adjacent neighborhood (Park Walk at Lanier) has a similar zoning to what is being requested. The 2041 Comprehensive Plan and Future Land use map targets this area as Suburban Residential, and the comprehensive plan suggests smaller lots may be appropriate in a PUD zoning district. Cook Communities feels this development generally meets the objectives of the PUD Zoning district when viewed as a small part of the overall community. While this development proposes only single-family attached homes, it provides the broader mix of residential housing types when viewed as a part of the surrounding neighborhoods. Jim Crow Road contains primarily single-family residential neighborhoods of varying densities from its intersection with McEver Road to its Termination at Lake Lanier. The Parker's Place at Lanier Development is similar to the recent development trend in the area. The adjacent neighborhood statistics are included in the additional material submitted as part of the application. No adverse effect is anticipated from the proposed development as it is inline with the surrounding uses as a single-family residential development. A deceleration lane is proposed at the entrance for cars traveling from McEver Road which will be the primary travel route. The existing use of the Subject Property is a single-family residence with undeveloped acreage. Gravity Sewer is available in the rear portion of the property and public water available along Jim Crow Road. The impact to local schools will be minimal as this will be an age-restricted 55+ community. This portion of Hall County and the City of Flowery Branch has seen significant development in recent years, with an increase in demand for housing of all types. Cook Communities feels this community will provide a housing option that is currently underrepresented in the city. The Parker's Place at Lanier development will meet all the state and City of Flowery Branch's requirements including environmental, erosion and stormwater requirements.

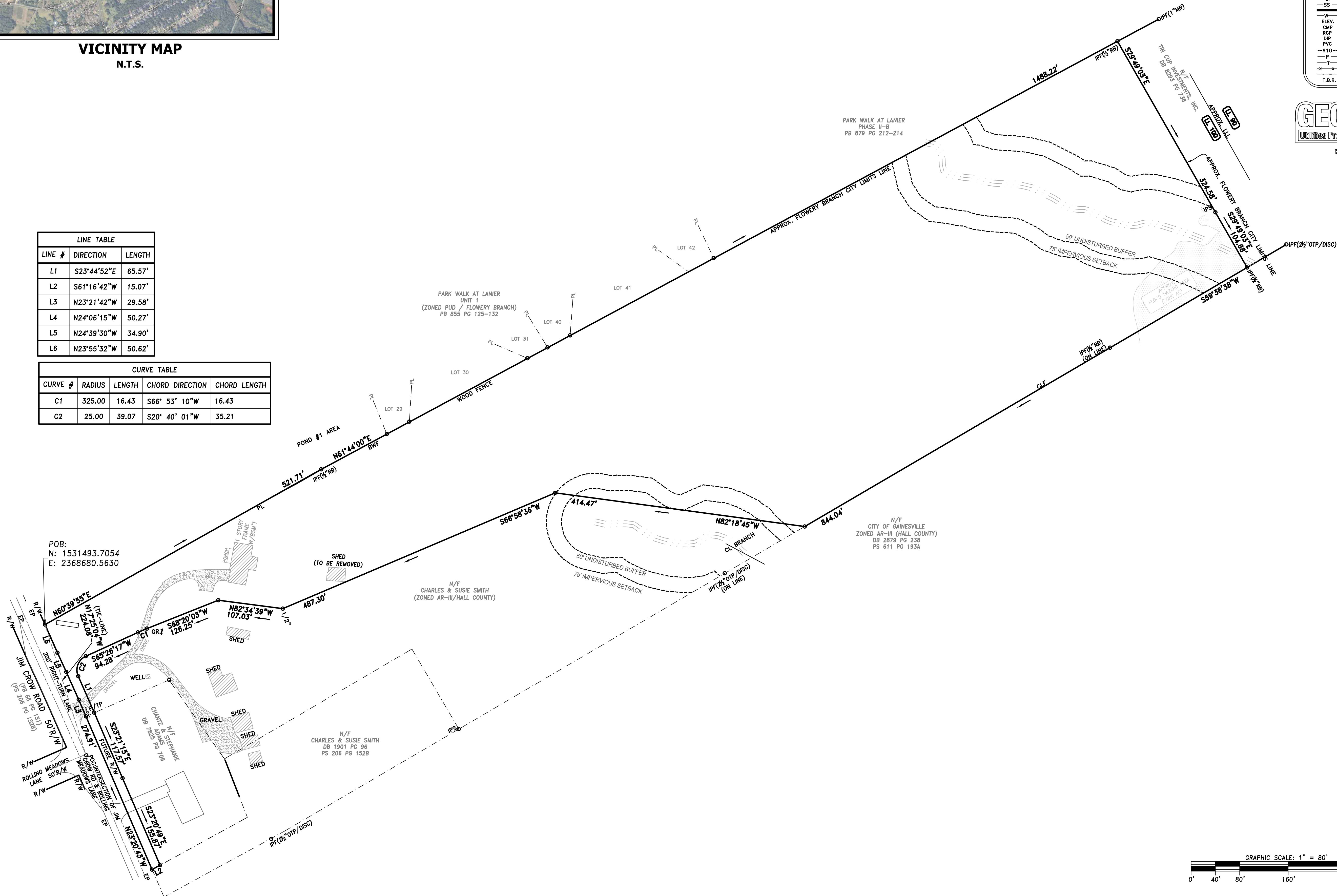
The applicant and its representatives welcome the opportunity to meet with the City of Flowery Branch staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this application.



VICINITY MAP
N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S23°44'52"E	65.57'
L2	S61°16'42"W	15.07'
L3	N23°21'42"W	29.58'
L4	N24°06'15"W	50.27'
L5	N24°39'30"W	34.90'
L6	N23°55'32"W	50.62'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	325.00	16.43	S66° 53' 10"W	16.43
C2	25.00	39.07	S20° 40' 01"W	35.21

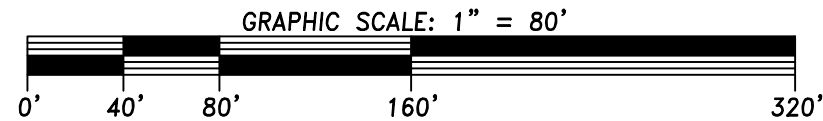


GRID NORTH
GA WEST ZONE

LEGEND

IPS = IRON PIN SET (1/2" REBAR)
IPF = IRON PIN FOUND
CMF = CONCRETE MONUMENT FOUND
OTF = OPEN TOP PIPE
BM = BENCHMARK
TBM = TEMPORARY BENCHMARK
CTP = CHIMP TOP PIPE
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
P.L. = PROPERTY LINE
B.L. = BUILDING LINE
GMD = GEORGIA MULTIA DISTRICT
PB/PG = PLAT BOOK/PAGE
DB/PG = DEED BOOK/PAGE
C.L. = CENTERLINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
B.E. = BUFFER EASEMENT
U.E. = UTILITY EASEMENTS
MH = MANHOLE
CB = CATCH BASIN
JB = JUNCTION BOX
HW = HEADWALL
DI = DROP INLET
PP = POWER/UTILITY POLE
FH = FIRE HYDRANT
GV = WATER VALVE
STA. = STATION
INV. = INVERT ELEVATION
STA. = STATION
B/C = BACK OF CURB
EP = EDGE OF PAVEMENT
SS = SANITARY SEWER LINE
W = WATER LINE
ELEV. = ELEVATION
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYLCHLORIDE PIPE
-910 = EXISTING CONTOUR ELEVATION
P = OVERHEAD POWER
T = OVERHEAD TELEPHONE
F.L. = FENCE LINE
B.C. = BRANCH/CREEK/STREAM CENTERLINE
T.B.R. = TO BE REMOVED

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COOK

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GAINESVILLE, GA 30504
(678) 207-1509
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PREPARED FOR:

COOK COMMUNITIES
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
24-HR. CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:

**FLOWERY BRANCH
JIM CROW ROAD
TRACT**

TASK:

**BOUNDARY
PLAT**

PROJECT INFORMATION:

FLOWERY BRANCH TRACT

Project Name

21-017

Project Number

JIM CROW ROAD

Project Address

100

Land Lot No.(s)

8th

District

HALL COUNTY, GEORGIA

County, State

PLAN REVISION		
No.	DATE	DESCRIPTION
1		
2		
3		
4		

CONTACT:

C. LUKE PRESSLEY, P.E.
(678) 267-7153
luke@thecookandcompany.com

SHEET

1 of 1

CCR DESIGN	AS SHOWN SCALE
4/28/22 DATE	21-017 PROJECT No.

Exhibit A
Shadow Stone Partners
Parcel No. 08100 001003A

All that tract or parcel of land lying and being in Land Lot 100 of the 8th District, Hall County, Georgia, and being a portion of the lands of Shadow Stone Partners, LLC as recorded in Deed Book 9009, Page 760 of Hall County, Georgia Records. Said tract being described by the following description:

To find the point of beginning, COMMENCE at the intersection of Rolling Meadows Lane (having a 50-foot right-of-way per Plat Book 880, Page 242) and Jim Crow Road (having a 50-foot right-of-way per Plat Book 880, Page 242); Thence leaving said intersection and running along a tie-line, N 17°25'04" W a distance of 224.06 feet to a point on the Easterly right-of-way line of Jim Crow Road, said point having a Georgia Grid North, NAD 83, West Zone value of N: 1531493.7054 E: 2368680.5630 and the TRUE POINT OF BEGINNING; thence leaving said right-of-way, N 60°39'55" E a distance of 521.71 feet to a 1/2 – inch rebar found on the North line of the lands of Shadow Stone Partners, LLC; thence leaving said rebar, N 61°44'00" E a distance of 1488.22 feet to a 1/2 – inch rebar; thence leaving said rebar, S 29°49'03" E a distance of 324.58 feet to an iron pin set; thence leaving said iron pin, S 29°49'03" E a distance of 104.68 feet to a 1/2 – inch rebar; thence leaving said rebar, S 59°38'38" W a distance of 844.04 feet to a point; thence N 82°18'45" W a distance of 414.47 feet to a point; thence S 66°58'36" W a distance of 487.30 feet to an iron pin set; thence leaving said iron pin, N 82°34'39" W a distance of 107.03 feet to a point; thence S 68°20'03" W a distance of 126.25 feet to a point; thence with a curve turning to the left with an arc length of 16.43 feet, with a radius of 325.00 feet, with a chord bearing of S 66°53'10" W, with a chord length of 16.43 feet to a point; thence S 65°26'17" W a distance of 94.28 feet to a point; thence with a curve turning to the left with an arc length of 39.07 feet, with a radius of 25.00 feet, with a chord bearing of S 20°40'01" W, with a chord length of 35.21 feet to a point; thence S 23°44'52" E a distance of 65.57 feet to a point; thence S 23°21'15" E a distance of 117.57 feet to a point; thence S 23°20'49" E a distance of 155.87 feet to a point; thence S 61°16'42" W a distance of 15.07 feet to a point; thence N 23°20'43" W a distance of 274.91 feet to a point; thence N 23°21'42" W a distance of 29.58 feet to a point; thence N 24°06'15" W a distance of 50.27 feet to a point; thence N 24°39'30" W a distance of 34.90 feet to a point; thence N 23°55'32" W a distance of 50.62 to a point, said point being the TRUE POINT OF BEGINNING.

Said tract being a portion of the lands of Shadow Stone Partners, LLC, containing 14.268 acres (621517.6 square feet) dated April 28, 2022.

Return Recorded Document to:
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

eFiled and eRecorded
DATE: 12/10/2021
TIME: 4:07 PM
DEED BOOK: 9009
PAGE: 760 - 761
FILING FEES: \$25.00
TRANSFER TAX: \$450.00
PARTICIPANT ID: 0419150030
PT61: 069-2021-012288
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

FILE #: 211829RT

THIS INDENTURE made this 3rd day of December, 2021, between RENDA DIANE SMITH of the County of and State of , as party or parties of the first part, hereinafter called Grantor, and SHADOW STONE PARTNERS, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

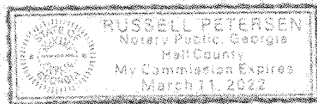
Signed, sealed and delivered in the presence of:

Suzanne Collins
Witness

Renda Diane Smith
RENDIA DIANE SMITH (Seal)

hrr Ptk
Notary Public

(Seal)



Return Recorded Document to:
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

eFiled and eRecorded
DATE: 04/19/2022
TIME: 11:53 AM
DEED BOOK: 9107
PAGE: 159 - 163
FILING FEES: \$25.00
TRANSFER TAX: \$90.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0419150030
PT61: 069-2022-003439
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

FILE #: 220233RT

THIS INDENTURE made this 14th day of April, 2022, between LEWIS CHARLES SMITH of the County of Hall and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and SHADOWSTONE PARTNERS LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
~~SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.~~
~~SEE EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.~~

This Deed is given subject to all easements and restrictions of record.

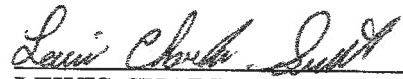
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

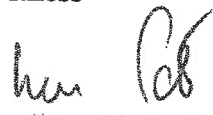
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

 (Seal)
LEWIS CHARLES SMITH


Notary Public

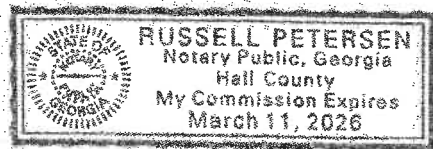


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, BEING A 2.01 ACRE TRACT, MORE OR LESS, AS SHOWN ON A SURVEY FOR COOK COMMUNITIES, PREPARED BY C. LUKE PRESSLEY, G.R.L.S. 36163, DATED MARCH 30, 2022, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S63°15'30"W A DISTANCE OF 1450.11 FEET FROM THE INTERSECTION OF JIM CROW ROAD AND ROLLING MEADOWS LANE, THENCE N66°58'36"E A DISTANCE OF 613.77 FEET TO AN IRON PIN SET; THENCE S29°49'03"E A DISTANCE OF 104.68 FEET TO AN IRON PIN FOUND; THENCE S59°38'38"W A DISTANCE OF 607.77 FEET; THENCE N30°21'22"W A DISTANCE OF 183.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, BEING A 0.23 ACRE TRACT, MORE OR LESS, AS SHOWN ON A SURVEY FOR COOK COMMUNITIES, PREPARED BY C. LUKE PRESSLEY, G.R.L.S. 36163, DATED MARCH 30, 2022, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN FOUND ON THE NORTHEASTERN RIGHT OF WAY OF JIM CROW ROAD (50' R/W) LOCATED BY TIE-LINE S15°31'36"E A DISTANCE OF 173.86 FEET FROM THE INTERSECTION OF THE CENTER LINE OF JIM CROW ROAD (50' R/W) WITH THE CENTER LINE OF ROLLING MEADOWS LANE (50' R/W) IF EXTENDED; THENCE N60°35'50"E A DISTANCE OF 198.13 FEET TO AN IRON PIN FOUND (½" REBAR) THENCE S82°34'39"E A DISTANCE OF 194.82 FEET TO A POINT; THENCE S68°20'03"W A DISTANCE OF 126.25 FEET TO A POINT; THENCE FOLLOWING THE ARC OF A CURVE BEING 16.43' HAVING A RADIUS OF 325.00 FEET S66°53'10" FEET A DISTANCE OF 16.43 FEET TO A POINT; THENCE S65°26'17"W 94.12 FEET TO A POINT; THENCE FOLLOWING THE ARC OF A CURVE 38.95' HAVING A RADIUS OF 25.30' S2040°01"W A DISTANCE OF 35.21 FEET TO A POINT; THENCE S23°25'37"E A DISTANCE OF 65.57 FEET TO AN IRON PIN FOUND (½" RB 0.66 FEET INSIDE R/W) THENCE S66°50'37"W A DISTANCE OF 14.61 FEET; THENCE N23°21'42"W A DISTANCE OF 29.58 FEET; THENCE N24°06'15"W A DISTANCE OF 50.27 FEET; THENCE N24°39'30"W A DISTANCE OF 34.90 FEET TO AN IRON PIN FOUND (½ RB) AND THE POINT OF BEGINNING.

L. C. S.

EXHIBIT B

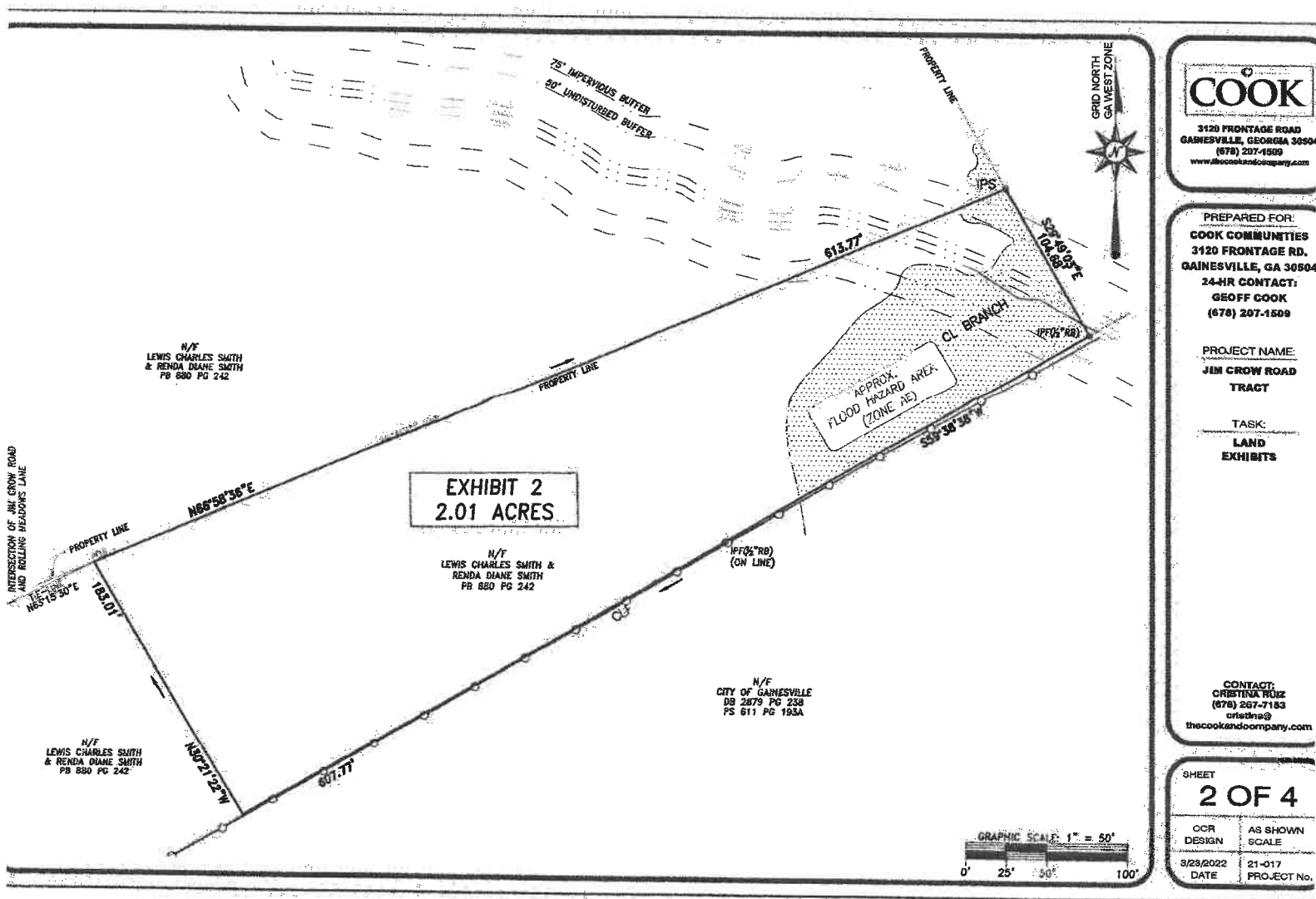
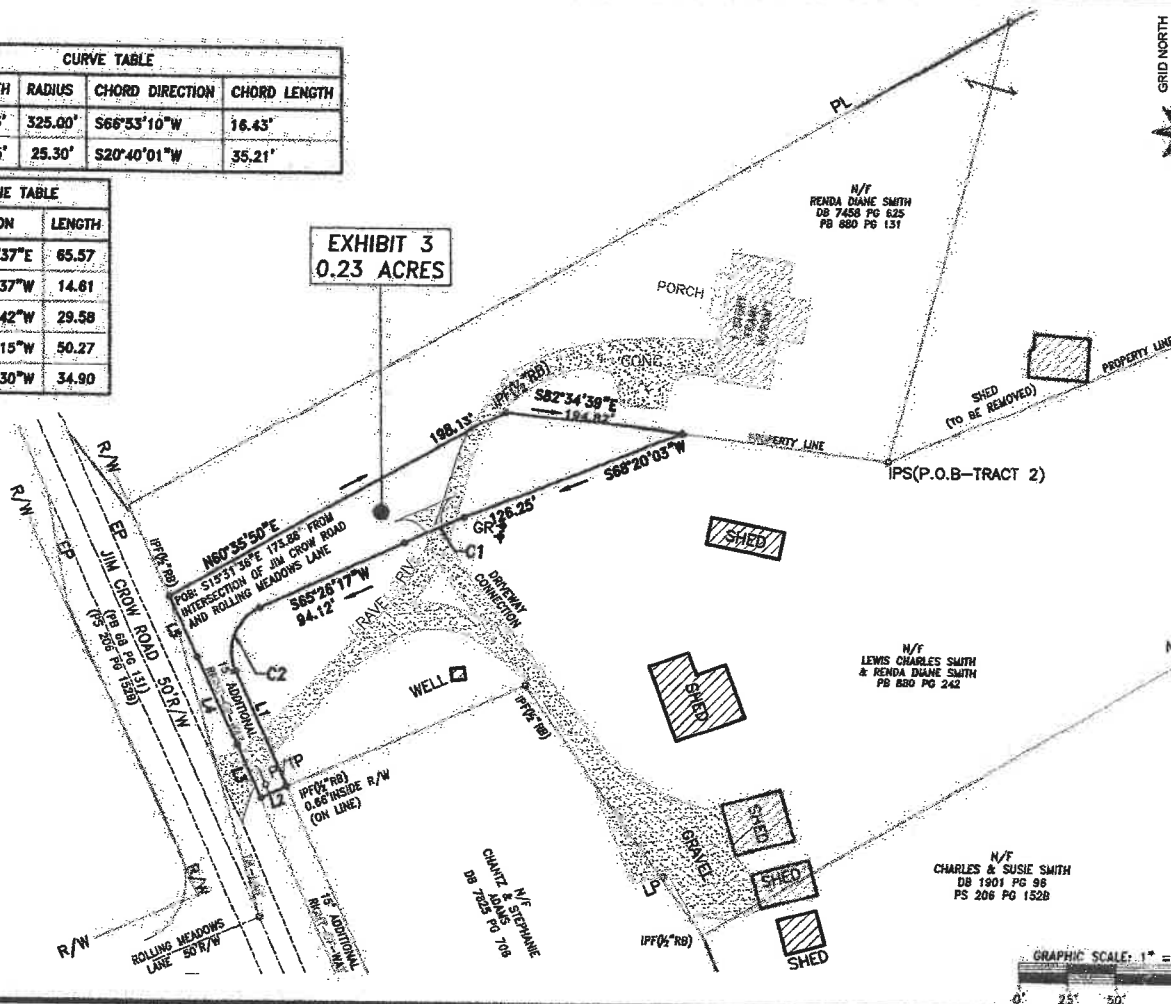


EXHIBIT C

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	16.43'	325.00'	S66°53'10"W	16.43'
C2	38.95'	25.30'	S20°40'01"W	35.21'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S23°25'37"E	65.57
L2	S66°50'37"W	14.61
L3	N23°21'42"W	29.58
L4	N24°06'15"W	50.27
L5	N24°38'30"W	34.90

EXHIBIT 3
0.23 ACRES



COOK

3120 FRONTAGE ROAD
GAINESVILLE, GEORGIA 30604
(678) 207-1509
www.thecooperandcompany.com

PREPARED FOR:
COOK COMMUNITIES
3120 FRONTAGE RD.
GAINESVILLE, GA 30604
24-HR CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:
JIM CROW ROAD TRACT

TASK:
LAND EXHIBITS

CONTACT:
CRISTINA RUIZ
(678) 267-7183
crisruiz@thecooperandcompany.com

SHEET
3 of 4

CCR DESIGN	AS SHOWN SCALE
3/23/2022 DATE	21-017 PROJECT No.

eFiled and eRecorded
DATE: 04/18/2022
TIME: 1:22 PM
DEED BOOK: 9106
PAGE: 35 - 37
FILING FEES: \$25.00
TRANSFER TAX: \$85.50
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0419150030
PT61: 069-2022-003374
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

Return Recorded Document to:
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

FILE #: 220297RT

THIS INDENTURE made this 14th day of April, 2022, between LEWIS CHARLES SMITH of the County of Hall and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and SHADOWSTONE PARTNERS LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, BEING A 1.87 ACRE TRACT, MORE OR LESS, AS SHOWN ON A SURVEY FOR COOK COMMUNITIES, PREPARED BY C. LUKE PRESSLEY, G.R.L.S. 36163, DATED MARCH 30, 2022, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S60°52'30"W A DISTANCE OF 884.75 FEET FROM THE INTERSECTION OF JIM CROW ROAD AND ROLLING MEADOWS LANE, THENCE N66°58'36"E A DISTANCE OF 567.32 FEET; THENCE S30°21'22"E A DISTANCE OF 183.01; THENCE S59°38'38"W A DISTANCE OF 236.27 FEET; THENCE N82°18'45"W A DISTANCE OF 414.47 FEET TO THE POINT OF BEGINNING. **

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

**SEE ALSO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness


Notary Public

 (Seal)
LEWIS CHARLES SMITH

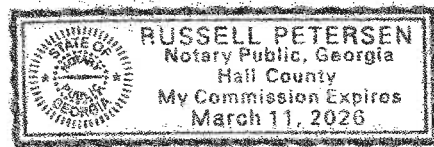
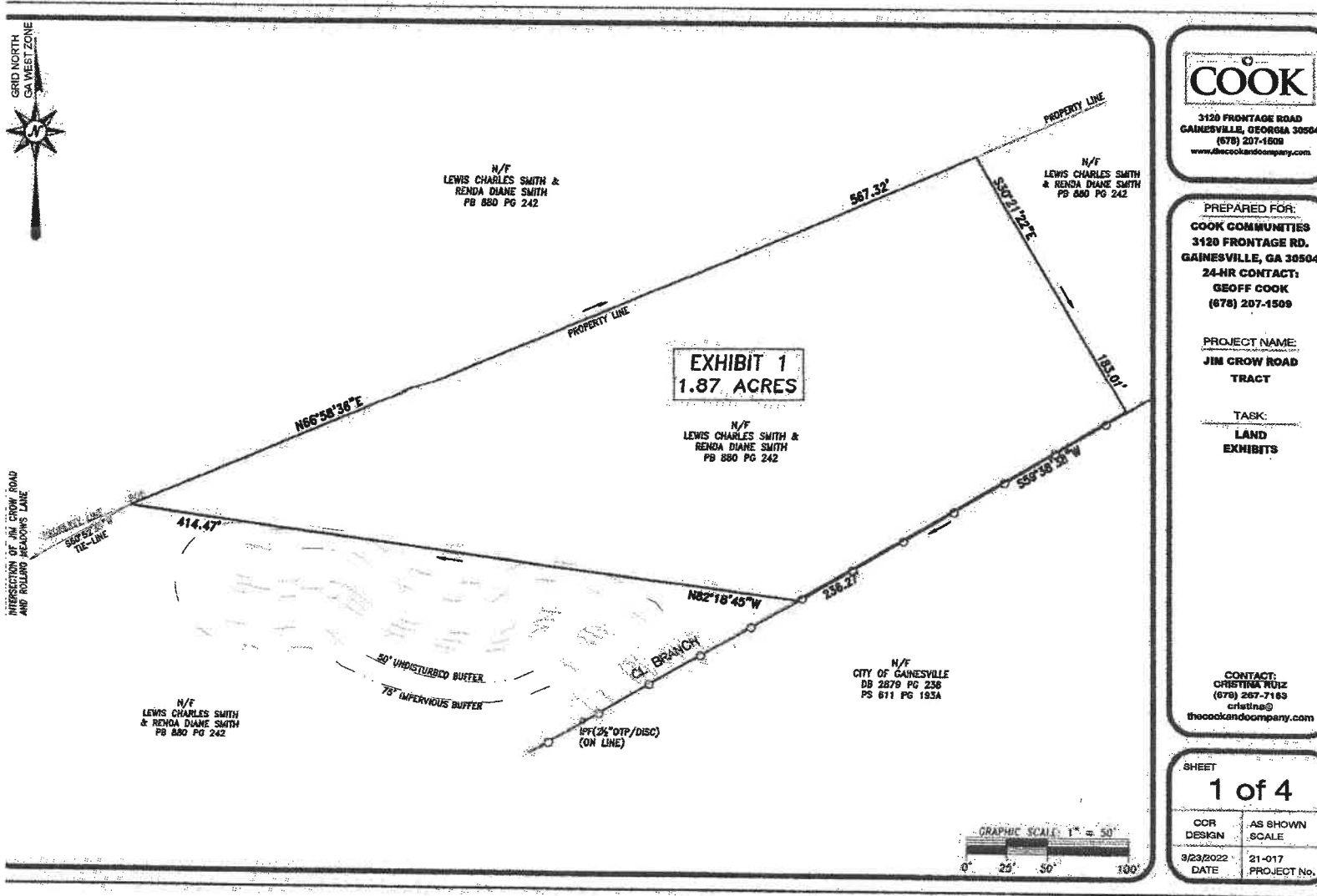


EXHIBIT A



eFiled and eRecorded
DATE: 04/19/2022
TIME: 4:23 PM
DEED BOOK: 9107
PAGE: 488 - 490
FILING FEES: \$25.00
TRANSFER TAX: \$15.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0419150030
PT61: 069-2022-003464
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

Return Recorded Document to:
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

FILE #: 220232RT

THIS INDENTURE made this 15th day of April, 2022, between CHANTZ ADAMS and STEPHANIE ADAMS of the County of HALL and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and SHADOWSTONE PARTNERS, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, BEING A 0.09 ACRE TRACT, MORE OR LESS, AS SHOWN ON A SURVEY FOR COOK COMMUNITIES, PREPARED BY C. LUKE PRESSLEY, G.R.L.S. 36163, DATED MARCH 30, 2022, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERN RIGHT OF WAY OF JIM CROW ROAD (50' R/W) LOCATED BY TIE-LINE S00°15'15"W A DISTANCE OF 62.76 FEET FROM THE INTERSECTION OF THE CENTER LINE OF JIM CROW ROAD (50' R/W) WITH THE CENTER LINE OF ROLLING MEADOWS LANE (50' R/W) IF EXTENDED; THENCE N66°50'37"E A DISTANCE OF 14.61 FEET TO AN IRON PIN FOUND (½" RB 0.66' FEET INSIDE R/W); THENCE S23°21'00"E A DISTANCE OF 273.44 FEET TO A POINT; THENCE S61°16'42"W A DISTANCE OF 15.07 FEET ON THE NORTHEASTER RIGHT OF WAY OF JIM CROW ROAD; THENCE N23°21'00"W A DISTANCE OF 274.91 FEET TO A POINT ON JIM CROW ROAD; WHICH IS THE POINT OF BEGINNING.
****SEE ALSO EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to that security deed from Chantz Adams and Stephanie Adams to Caliber Home Loans, Inc dated July 23, 2021 in the amount of \$118,300.00.

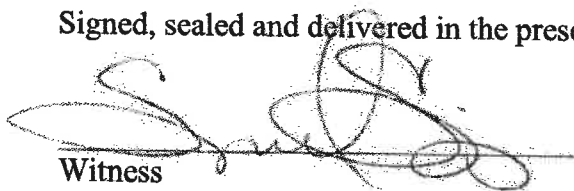
This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

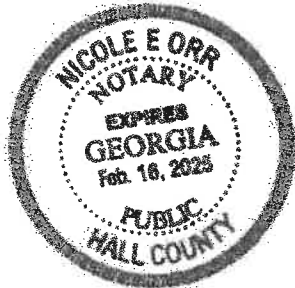
Signed, sealed and delivered in the presence of:


Witness

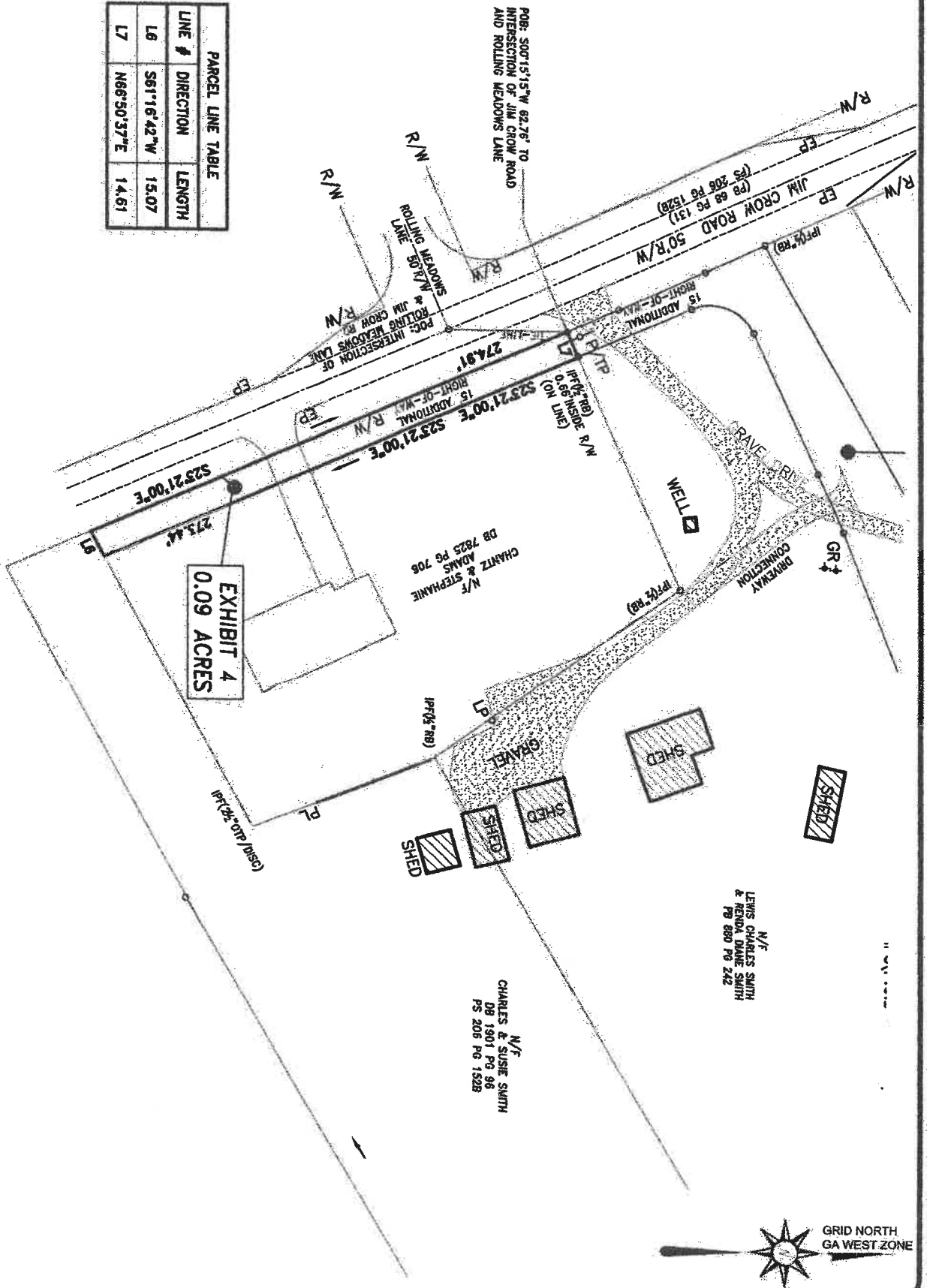
 (Seal)
CHANTZ ADAMS


Notary Public

 (Seal)
STEPHANIE ADAMS



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S61°16'42"W	15.07
L7	N66°50'37"E	14.61



GRID NORTH
GA WEST ZONE

COOK

**3120 FRONTAGE ROAD
GAINESVILLE, GEORGIA 30504
(678) 207-1509
www.tbocostandcompany.com**

PREPARED FOR:

**COOK COMMUNITIES
3120 FRONTAGE RD.
GAINESVILLE, GA 30504**

**24-HR CONTACT:
GEOFF COOK
(678) 207-1509**

PROJECT NAME:
JIM CROW ROAD
TRACT

TASK:

LAND EXHIBITS



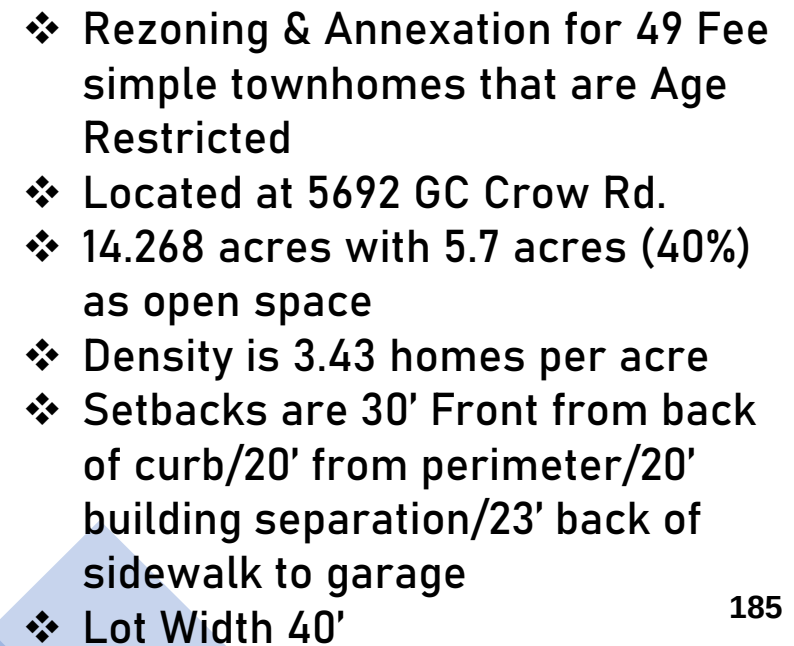
3/30/22

CONTACT:
CRISTINA RUJZ
(978) 267-7153
cristina@
thecookandcompany.com

SHEET

4 of 4

CCR DESIGN	AS SHOWN SCALE
3/23/2022 DATE	21-017 PROJECT No.

The logo for Cook Communities features the word "COOK" in a large, bold, black serif font. Above the letter "C" is a small red circle with a white "C" inside. Below "COOK" is the word "COMMUNITIES" in a smaller, red, sans-serif font. The entire logo is flanked by two horizontal lines.

Parker's Place

AT LANIER



Parker's Place ATLANIER

Architectural Design

Modern Farmhouse Design

- ❖ Board and Batten with accent stone/brick
- ❖ Architectural roofs/Optional covered porches/Transitional roof lines
- ❖ 2100 square foot homes
- ❖ 3- & 4-bedroom homes with
- ❖ 2 Car Garage
- ❖ Prices start in the \$500's

Landscaping

- ❖ Professionally landscaped sodded yards
- ❖ Trees throughout subdivision and yards
- ❖ Masonry entrance sign with seasonal flowering beds
- ❖ Seasonal flowering beds at entrances
- ❖ 10-foot planted/natural buffer with attractive evergreen trees along neighboring subdivision where needed

Homeowner's Association Controlled

- ❖ Professionally Managed HOA
- ❖ Landscaped/Grass Areas Maintained by HOA
- ❖ Common Area Maintenance by HOA
- ❖ Controlled Parking
- ❖ Neighborhood Watch Implemented
- ❖ Monthly Fees Accessed for Maintenance
- ❖ Amenities include clubhouse, pickleball courts, pocket parks & a walking trail

Utilities

- ❖ Water provided by The City of Gainesville
- ❖ Sewer provided by Hall County
- ❖ Electric provided by Sawnee Electric

Parker's Place AT LANIER

Parker's Place at Lanier to add value to the City of Flowery Branch

Neighboring subdivision comparison of lot size, home square footage and sales price

Summit Lake

- ❖ Home square footage from 2200 to 2600
- ❖ Sales prices vary in the \$300's
- ❖ Lot size vary from .10-.15 of an acre

Park Walk at Lanier

- ❖ Home square footage from 2200 to 3200
- ❖ Sale prices in the low \$400's to low \$300's
- ❖ Lot size vary from .10 to .35 of an acre

Mitchell Street New Homes

- ❖ Home square footage from 2200 to 2600
- ❖ Sale prices in the mid \$500's to low \$600's
- ❖ Lot size vary from .16 to .22 of an acre

Park Haven

- ❖ Home square footage from 2400 to 2700
- ❖ Sales prices vary in the \$300's
- ❖ Lot size vary from .10-.15 of an acre

Parker's Place at Lanier

- ❖ Home square footage from 2100
- ❖ Sales price vary from the \$500's
- ❖ Lot size vary from .12 to .17 of an acre



Parker's Place

ATLANIER

Constitution Objections

Facially, and as applied to the Property, the specific portions of the Zoning Ordinance which restrict the Property to any zoning classification, conditions, uses, or to any development other than those proposed by the Applicant and would abolish or damage the Applicant's property rights without paying adequate, fair and just compensation for such rights, in violation of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the United States Constitution.

Facially, and as applied to the Property, the application of City ordinances or which restrict the Property to any zoning classification, conditions, uses, or to any development other than that proposed by the Applicant would result in unconstitutional, illegal, null, and void, constituting a taking and/or damaging of Applicant's Property by denying the Applicant all economically viable use of its land while not substantially advancing legitimate state interests in public health, safety and morals, in violation of the Constitution of the United States under the Just Compensation Clause of the Fifth Amendment and the Equal Protection and Due Process Clause of the Fourteenth Amendment and the Constitution of the State of Georgia of 1983. More specifically, many subdivisions and building lots of similar sized and type homes already exist in the City of Flowery Branch. Refusal to zone the existing properties which do not materially damage the surrounding single-family developments, commercial, transportation warehouse and light industrial properties deprives the owners of any reasonable return on the property without protecting adjoining owners.

The denial of this application would be an arbitrary and capricious act by the City without any rational basis, thus constituting an abuse of discretion in the exercise of the zoning power in violation of the Constitution of the State of Georgia of 1983 and Due Process Clause of the Fourteenth Amendment to the United States Constitution. Furthermore, housing needs are great in the area, other re-zonings are being granted for higher density subdivisions in the City of Flowery Branch. Any refusal by the City to approve this application for the Property would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution.

The Applicant and stakeholders respectfully request approval of this application and are happy to respond to the City of Flowery Branch for any questions or concerns regarding the application.

Public Hearing Published 06/22/2022
Public Hearing 07/21/2022

First Reading 08/18/2022
Adopted 09/22/2022

ORDINANCE NO. 668

AN ORDINANCE TO ANNEX AND BRING WITHIN THE CORPORATE LIMITS OF THE CITY OF FLOWERY BRANCH, STATE OF GEORGIA, A REAL PROPERTY OF LAND TOTALING 14.27 +/- ACRES OF LAND, OWNED BY SHADOW STONE PARTNERS, LLC. IDENTIFIED AS 5704 JIM CROW ROAD ROAD, TAX PARCEL 08100 001003A AND AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B”; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Shadow Stone Partners, LLC. owns the subject parcel of land identified as Parcel Tax Identification No.08100 001003A, as shown on Exhibit “A”, and as described on Exhibit “B”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of Shadow Stone Partners, LLC. and in conjunction with the standards set forth in O.C.G.A. §§ 36-36-1 through 36-36-110, O.C.G.A. § 36-60-111, and the City of Flowery Branch Community Agenda for annexation into the City’s corporate limits; and

WHEREAS, said parcel is of land identified as Parcel Tax Identification No.08100 001003A is within the unincorporated area of Hall County, State of Georgia, and is contiguous to the existing corporate limits of the City of Flowery Branch, Georgia at this time; and

WHEREAS, Shadow Stone Partners, LLC. has submitted to the City Council of Flowery Branch, Georgia, a written and signed application and affidavit showing consent to being annexed, and whereas a survey and complete description of the subject parcel being considered to be annexed, is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of July 21, 2022, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

**NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH
HEREBY ORDAINS AS FOLLOWS:**

SECTION 1. RECITALS.

All of the foregoing recitals of this Ordinance are incorporated by reference as if fully set forth herein and are made part of this annexation ordinance.

SECTION 2. ANNEXATION.

The City Council of Flowery Branch, Georgia, does hereby annex and include within the corporate limits of the City of Flowery Branch, Georgia a real parcel of land known as 5704 Jim Crow Road, identified as Parcel Tax Identification No. 08100 00103A, as shown on Exhibit “A”, and as described on Exhibit “B”. Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. CERTIFICATION BY THE CITY CLERK

The City Council of Flowery Branch, Georgia, authorizes and directs the City Clerk of Flowery Branch, Georgia to certify this Ordinance and attached Exhibits and have a certified copy of this Ordinance and its Exhibits filed with the Department of Community Affairs and any other public official or agencies as required by law.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be October 1st, 2022.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this 22nd day of September 2022.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, City Attorney

Exhibit "A"

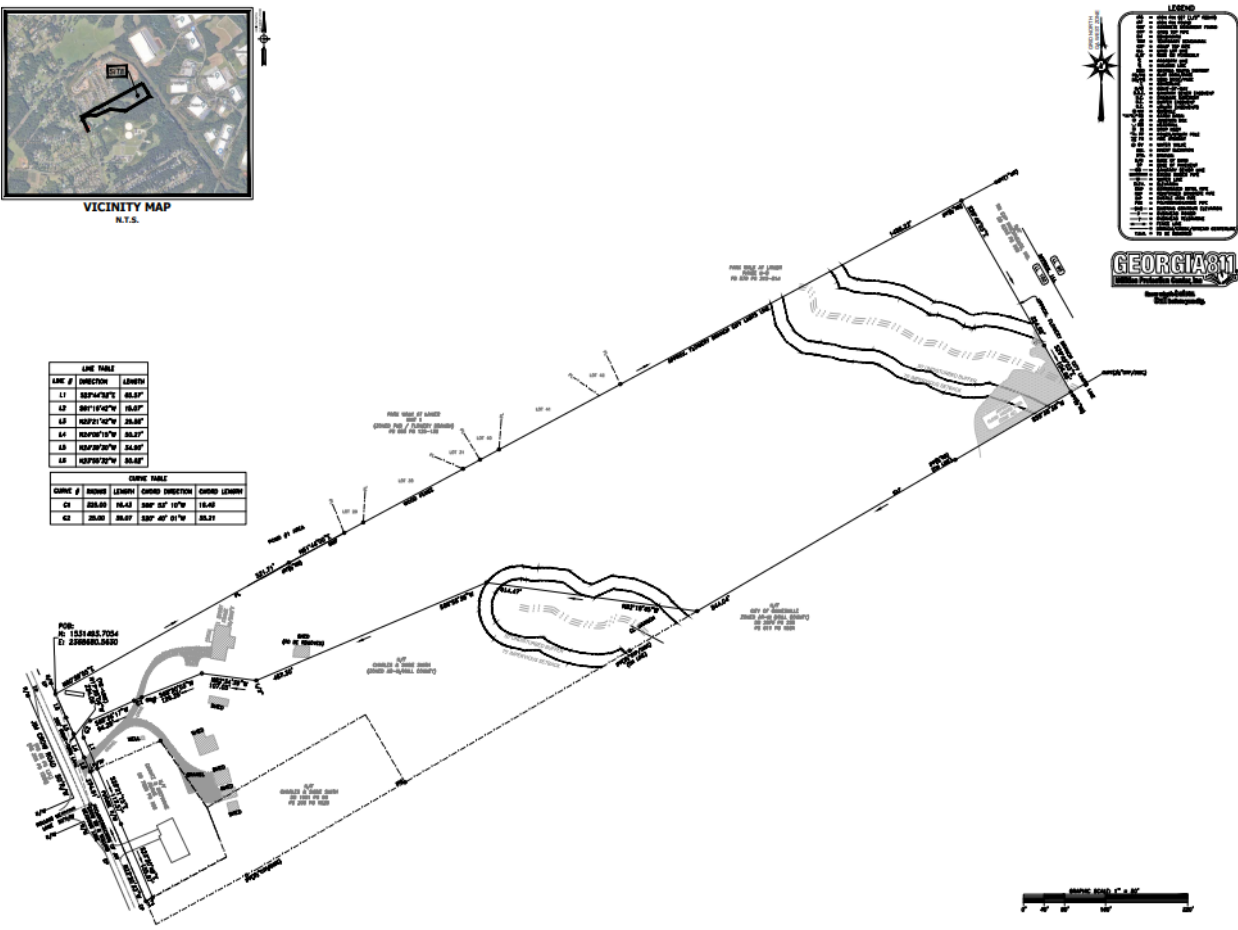


Exhibit “B”

Shadow Stone Partners
Parcel No. 08100 001003A

All that tract or parcel of land lying and being in Land Lot 100 of the 8th District, Hall County, Georgia, and being a portion of the lands of Shadow Stone Partners, LLC as recorded in Deed Book 9009, Page 760 of Hall County, Georgia Records. Said tract being described by the following description:

To find the point of beginning, COMMENCE at the intersection of Rolling Meadows Lane (having a 50-foot right-of-way per Plat Book 880, Page 242) and Jim Crow Road (having a 50-foot right-of-way per Plat Book 880, Page 242); Thence leaving said intersection and running along a tie-line, N 17°25'04" W a distance of 224.06 feet to a point on the Easterly right-of-way line of Jim Crow Road, said point having a Georgia Grid North, NAD 83, West Zone value of N: 1531493.7054 E: 2368680.5630 and the TRUE POINT OF BEGINNING; thence leaving said right-of-way, N 60°39'55" E a distance of 521.71 feet to a 1/2 – inch rebar found on the North line of the lands of Shadow Stone Partners, LLC; thence leaving said rebar, N 61°44'00" E a distance of 1488.22 feet to a 1/2 – inch rebar; thence leaving said rebar, S 29°49'03" E a distance of 324.58 feet to an iron pin set; thence leaving said iron pin, S 29°49'03" E a distance of 104.68 feet to a 1/2 – inch rebar; thence leaving said rebar, S 59°38'38" W a distance of 844.04 feet to a point; thence N 82°18'45" W a distance of 414.47 feet to a point; thence S 66°58'36" W a distance of 487.30 feet to an iron pin set; thence leaving said iron pin, N 82°34'39" W a distance of 107.03 feet to a point; thence S 68°20'03" W a distance of 126.25 feet to a point; thence with a curve turning to the left with an arc length of 16.43 feet, with a radius of 325.00 feet, with a chord bearing of S 66°53'10" W, with a chord length of 16.43 feet to a point; thence S 65°26'17" W a distance of 94.28 feet to a point; thence with a curve turning to the left with an arc length of 39.07 feet, with a radius of 25.00 feet, with a chord bearing of S 20°40'01" W, with a chord length of 35.21 feet to a point; thence S 23°44'52" E a distance of 65.57 feet to a point; thence S 23°21'15" E a distance of 117.57 feet to a point; thence S 23°20'49" E a distance of 155.87 feet to a point; thence S 61°16'42" W a distance of 15.07 feet to a point; thence N 23°20'43" W a distance of 274.91 feet to a point; thence N 23°21'42" W a distance of 29.58 feet to a point; thence N 24°06'15" W a distance of 50.27 feet to a point; thence N 24°39'30" W a distance of 34.90 feet to a point; thence N 23°55'32" W a distance of 50.62 to a point, said point being the TRUE POINT OF BEGINNING.

Said tract being a portion of the lands of Shadow Stone Partners, LLC, containing 14.268 acres (621517.6 square feet) dated April 28, 2022.

ORDINANCE NO. 669

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING A PARCEL OF REAL PROPERTY OF LAND TOTALING 14.27 +/- ACRES OF LAND, OWNED BY SHADOW STONE PARTNERS, LLC. IDENTIFIED AS 5704 JIM CROW ROAD, TAX PARCEL 08100 001003A, TO BE REZONED FROM HALL COUNTY AGRICULTURAL RESIDENTIAL (AR III) TO FLOWERY BRANCH PLANNED UNIT DEVELOPMENT (PUD), AS SHOWN ON ATTACHED EXHIBIT "A", AND AS DESCRIBED ON ATTACHED EXHIBIT "B", AND AS CONDITIONED ON ATTACHED EXHIBIT "C", PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Shadow Stone Partners, LLC. owns the subject parcel of land identified as Parcel Tax Identification No.08100 001003A, as shown on Exhibit "A", and as described on Exhibit "B"; and

WHEREAS, Shadow Stone Partners, LLC has submitted to the City of Flowery Branch, Georgia, a written and signed application and affidavit showing consent to being rezoned, and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of July 21, 2022, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning from Hall County Agricultural Residential (AR III) to Flowery Branch Planned Unit Development (PUD) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned; however, an alternative use is appropriately considered.

4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is generally in conformity with the policy and intent of the comprehensive plan including the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current zoning as opposed to AR III
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. REZONING.

The subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, is hereby rezoned from Hall County Agricultural Residential (AR III) to Flowery Branch Planned Unit Development (PUD) and conditioned as shown on attached Exhibit “C”. Said Exhibits are incorporated.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be October 1st, 2022.

Public Hearing Published 06/22/2022
Public Hearing 07/21/2022

First Reading 08/18/2022
Adopted 09/22/2022

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this 22nd day of September 2022.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, City Attorney

Exhibit "A"

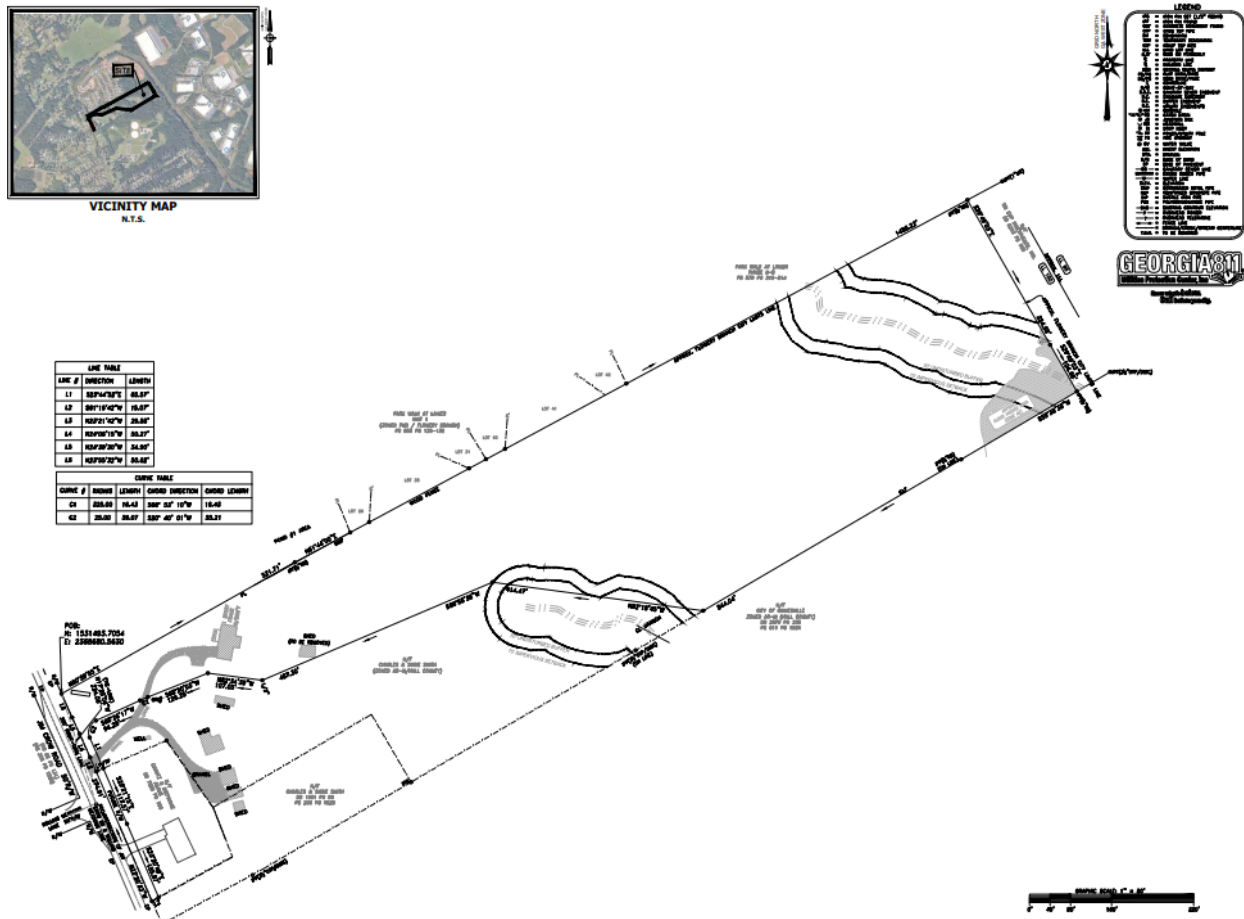


Exhibit "B"

Shadow Stone Partners
Parcel No. 08100 001003A

All that tract or parcel of land lying and being in Land Lot 100 of the 8th District, Hall County, Georgia, and being a portion of the lands of Shadow Stone Partners, LLC as recorded in Deed Book 9009, Page 760 of Hall County, Georgia Records. Said tract being described by the following description:

To find the point of beginning, COMMENCE at the intersection of Rolling Meadows Lane (having a 50-foot right-of-way per Plat Book 880, Page 242) and Jim Crow Road (having a 50-foot right-of-way per Plat Book 880, Page 242); Thence leaving said intersection and running along a tie-line, N 17°25'04" W a distance of 224.06 feet to a point on the Easterly right-of-way line of Jim Crow Road, said point having a Georgia Grid North, NAD 83, West Zone value of N: 1531493.7054 E: 2368680.5630 and the TRUE POINT OF BEGINNING; thence leaving said right-of-way, N 60°39'55" E a distance of 521.71 feet to a 1/2 – inch rebar found on the North line of the lands of Shadow Stone Partners, LLC; thence leaving said rebar, N 61°44'00" E a distance of 1488.22 feet to a 1/2 – inch rebar; thence leaving said rebar, S 29°49'03" E a distance of 324.58 feet to an iron pin set; thence leaving said iron pin, S 29°49'03" E a distance of 104.68 feet to a 1/2 – inch rebar; thence leaving said rebar, S 59°38'38" W a distance of 844.04 feet to a point; thence N 82°18'45" W a distance of 414.47 feet to a point; thence S 66°58'36" W a distance of 487.30 feet to an iron pin set; thence leaving said iron pin, N 82°34'39" W a distance of 107.03 feet to a point; thence S 68°20'03" W a distance of 126.25 feet to a point; thence with a curve turning to the left with an arc length of 16.43 feet, with a radius of 325.00 feet, with a chord bearing of S 66°53'10" W, with a chord length of 16.43 feet to a point; thence S 65°26'17" W a distance of 94.28 feet to a point; thence with a curve turning to the left with an arc length of 39.07 feet, with a radius of 25.00 feet, with a chord bearing of S 20°40'01" W, with a chord length of 35.21 feet to a point; thence S 23°44'52" E a distance of 65.57 feet to a point; thence S 23°21'15" E a distance of 117.57 feet to a point; thence S 23°20'49" E a distance of 155.87 feet to a point; thence S 61°16'42" W a distance of 15.07 feet to a point; thence N 23°20'43" W a distance of 274.91 feet to a point; thence N 23°21'42" W a distance of 29.58 feet to a point; thence N 24°06'15" W a distance of 50.27 feet to a point; thence N 24°39'30" W a distance of 34.90 feet to a point; thence N 23°55'32" W a distance of 50.62 to a point, said point being the TRUE POINT OF BEGINNING.

Said tract being a portion of the lands of Shadow Stone Partners, LLC, containing 14.268 acres (621517.6 square feet) dated April 28, 2022.

Public Hearing Published 06/22/2022
Public Hearing 07/21/2022

First Reading 08/18/2022
Adopted 09/22/2022

Exhibit “C”

Conditions to be added prior to final read

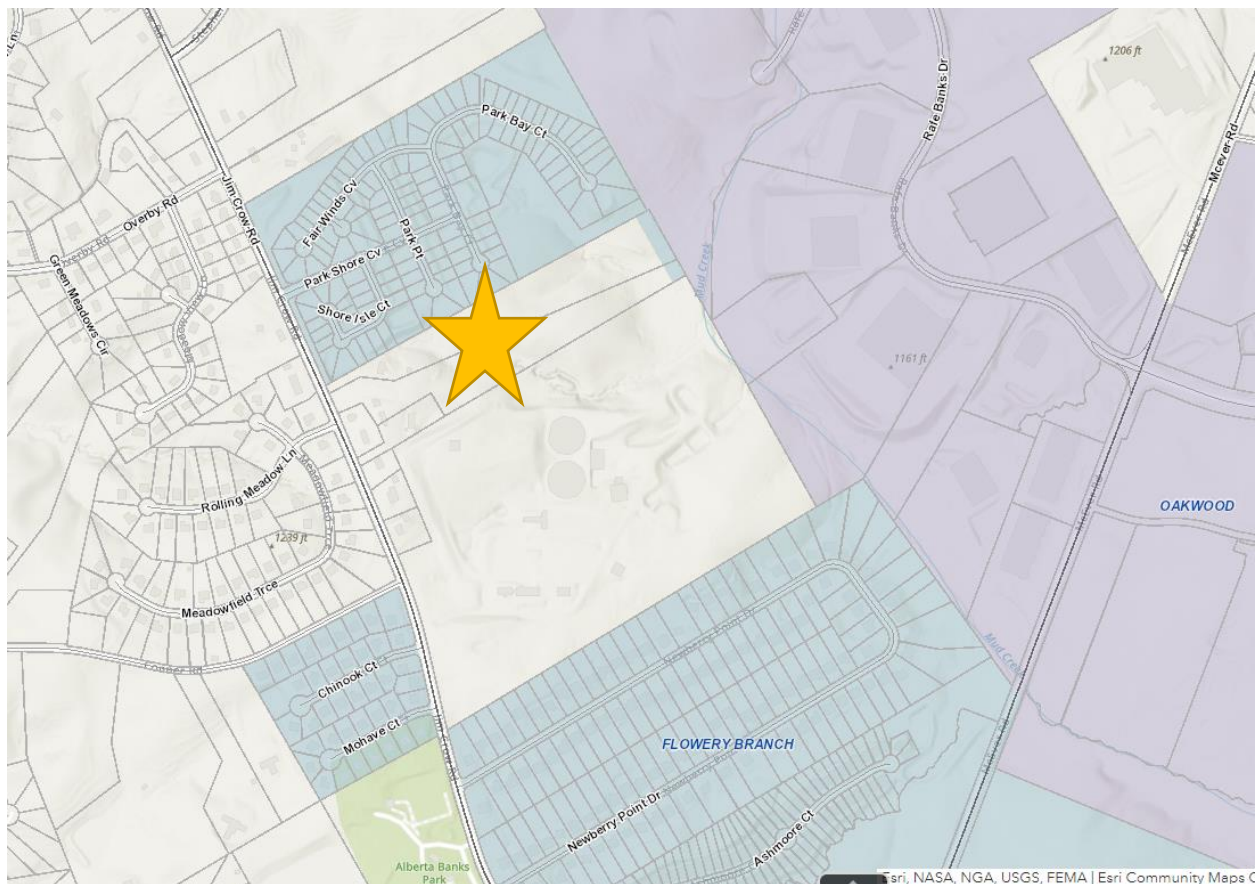


Staff Report
Cook Communities
Annexation & Rezoning Request
Ordinances 668 & 669

Request

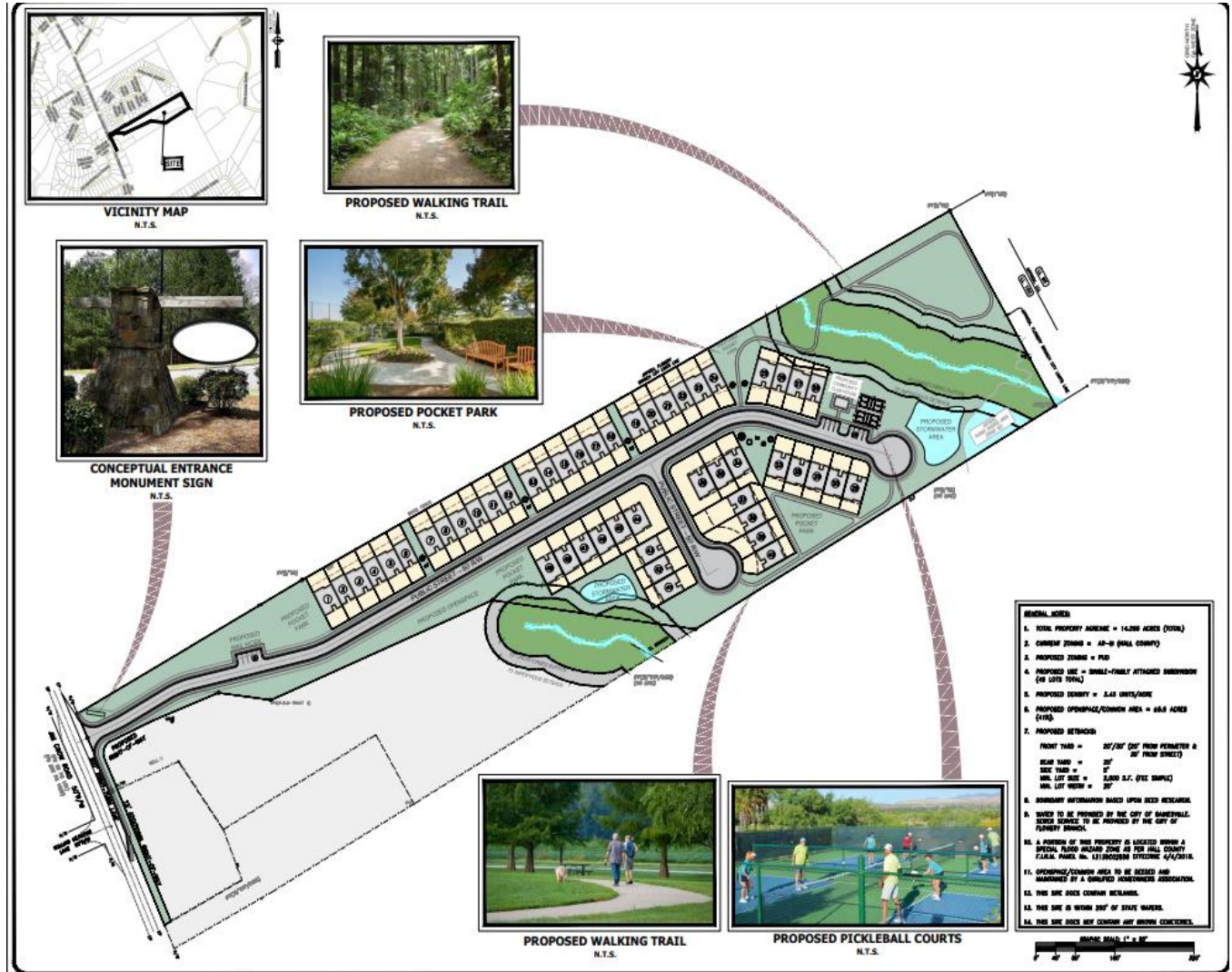
Annex and rezone a 14.27 +/- acre tract of land from Hall County Agricultural Residential (AR III) to Flowery Branch Planned Unit Development (PUD) with the intent to develop and construct a 49-unit age restricted townhome community.

GIS Map:





Proposed Layout:





Townhome renderings:



Proposed Schedule

July 21, 2022 – Public Hearing
August 4, 2022 - Work Session (if requested)
August 18, 2022 – First Read and First Vote
September 1, 2022 – Work Session (if requested)
September 15, 2022- Second and Final Vote



Comprehensive Plan



Purpose of the Comprehensive Plan

The *Flowery Branch Comprehensive Plan* is the City's policy guide for growth and development, as expressed by a vision statement, Future Development Map, character area policies, and supporting implementation strategies. The plan is most commonly used in the review and decision-making process by staff and City Council for rezoning requests, when proposals are evaluated for consistency with the Future Development Map and supporting text in this document.

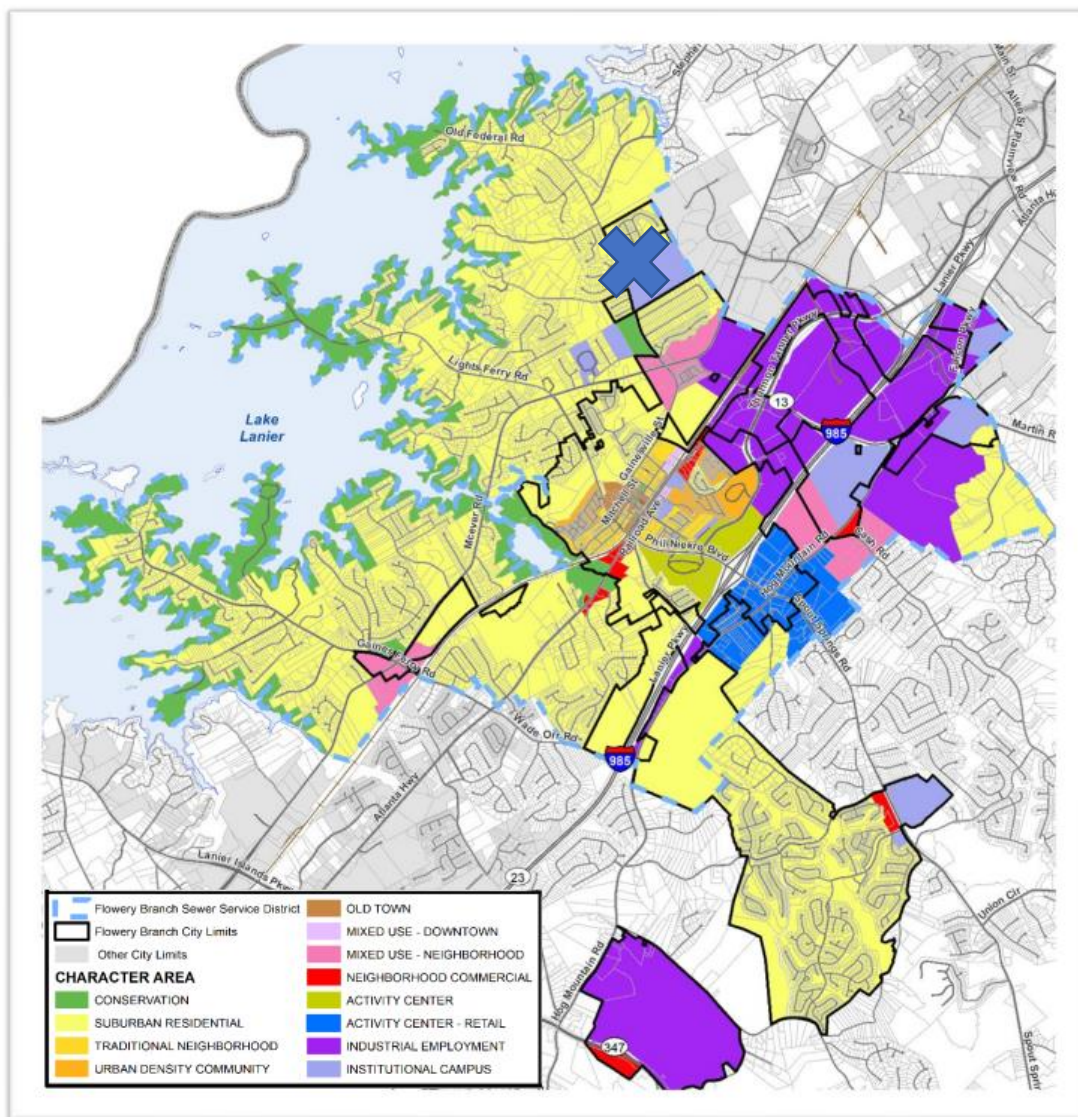
The Comprehensive Plan also outlines the overall strategy for achieving the City's vision for future development by identifying a 5-year Community Work Program (CWP) with a prioritized 'to-do' list. The CWP should be consulted by staff and City Council on an annual basis when developing annual department-level work programs and the City budget.

In addition, this plan serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as amended on October 1, 2018. Preparation of a comprehensive plan in accordance with these standards is an essential requirement for maintaining status as a Qualified Local Government (QLG). QLG status allows Georgia cities and counties to be eligible for financial incentives from DCA, the Department of Natural Resources (DNR), the Georgia Environmental Finance Authority (GEFA), and the OneGeorgia Authority. This plan update allows the City of Flowery Branch to retain its QLG status.



Suburban Residential Area

The following map was prepared to assist with the review of annexation requests. It depicts the citywide Future Development Map boundaries (bound in **black**) as well as an expanded area that reflects the portions of unincorporated Hall County that are in the Flowery Branch Sewer Service Area. The character area policies described in Chapter 4 apply to the expanded area.





Suburban Residential

Suburban Residential areas are located throughout the city and include locations where low- to- moderate density single-family development exists or is likely to based on a property's zoning and surrounding uses.

Vision

Protect established single-family neighborhoods and create quality new residential construction at suburban densities.

Design Principles

- Larger lots (1/3 to 1 acre) with houses set back from the road
- Cul-de-sacs and curvilinear streets (that are relatively wide when compared to traditional neighborhoods) with sidewalks
- Use of high quality exterior cladding materials (that are consistent on each level of the home)
- Diverse architectural styles are allowed, but there should be compatibility in overall neighborhood design such as roof pitch, building width, and level of ornamentation
- De-emphasized garage (recessed, side or rear entry)
- Opportunities for meaningful open space, including shared areas for the benefit of residents
- In Planned Unit Developments (PUDs), deviations in lot size, building setbacks and street width may be appropriate to maximize open space and improve neighborhood design

Land Uses

- Single-family detached dwellings
- Recreational uses integrated into a neighborhood

Zoning

- R-1 Detached Single-Family, Low-Density District
- R-2 Detached Single-Family, Moderate-Density District
- PUD - Planned Unit Development District

Implementation Strategies

- Amend City's Architectural Design Standards to address residential buildings
- Update PUD requirements to enhance open space and site design requirements
- Expand code enforcement ability by increasing full-time personnel

Illustrative Photos





The proposed development does not meet the strict requirements of the Comprehensive Plan. However, the size and scope of the proposed project would blend in with the surrounding area as it is residential in nature. This development, if approved, will not cause the desired housing mix to rise above the 15% considered by the Comprehensive Plan (single family 70%, apartments 15%, and townhomes 15%).

Analysis

Flowerly Branch Zoning Ordinance Article 37 Rezoning and Conditional Use Applications

Sec. 34.7. - Analysis Requirements.

Applications to amend the official zoning map and applications for conditional uses shall provide a written analysis comparing the proposed action with the criteria in this Section. A zoning map amendment or conditional use application may be justified only if it bears a reasonable relationship to the public health, safety, morality, or general welfare, and after consideration of the analysis requirements which may in individual cases be considered criteria relevant to Zoning Administrator in making recommendations and by the Governing Body in the decision-making process.

Staff Response:

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. **Yes, a residential use is appropriate for this site and the surrounding area.**
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. **The development will not adversely affect the area.**
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned. **Yes, current zoning of A III is economically feasible.**
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. **It is staff's opinion that the use will not create any unnecessary burdens.**
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map. **The future land use map calls for the "Suburban Residential" character area to be implemented. This project is residential in nature but does not include single-family detached homes. However, it does meet the general intent of the comprehensive plan which contemplates a residential use.**



- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. *Not to staff's knowledge, no.*
- (g) Existing use(s) and zoning of the subject property and nearby properties. *Currently vacant, the proposed use will fit in with the surrounding residential uses.*
- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification. *Staff does not have a specific number regarding property value but please review applicant's response as part of attached "Exhibit C".*
- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. *Staff does not feel that the proposed will be a deterrent but rather an enhancement to the surrounding area and will have a positive impact on the housing mix by providing age restricted housing.*
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts. *N/A*
- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district. *The proposed use will enhance the character of the existing district and surrounding area in staff's opinion.*
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. *The development, if approved, will need to go through all the required development reviews to ensure all applicable codes and requirements are met.*
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance. *The proposed development will enhance the surrounding area and meet the intent of the Zoning Ordinance.*



Recommendation

Approve the request as submitted with the following conditions:

Conditions will be added prior to the final read



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider the first read of Ordinance 670, a request submitted by Edge City Properties, Inc. to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street, tax parcel identification number 08098 001019 from Agricultural (A) to Residential Multi-Family (R3).

COUNCIL MEETING DATE: August 18, 2022

HISTORY:

FACTS AND ISSUES:

A request from Edge City Properties, Inc to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street and described as tax parcel identification number 08098 001019 from Agriculture (A) to Residential Multi-Family (R-3) with the intention of developing and constructing a residential subdivision consisting of 186 single family detached and 149 townhomes.

Proposed Schedule:

July 21, 2022 – Public Hearing

August 4, 2022 - Work Session (if requested)

August 18, 2022 – First Read and First Vote

September 1, 2022 – Work Session (if requested)

September 15, 2022- Second and Final Vote

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve the first read of Ordinance 670.

SAMPLE MOTION:

I make a motion to approve Ordinance 670.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Aerial and Colored Rendering Edge City Flowery Branch Master Plan Rendering 7.12.2022.pdf](#)
- [Final Application Submitted 5.13.2022.pdf](#)
- [Edge City Gainesville St Residential TIS_FINAL.pdf](#)
- [SF Detached Renderings.pdf](#)
- [Townhome-300colorR1.pdf](#)
- [Dye Rezoning Ordinance.pdf](#)
- [Staff Report Dye.pdf](#)
- [Edge City Revised Zoning Submittal 7.28.2022.pdf](#)

SITE ANALYSIS

	NORTH TRACT	SOUTH TRACT	TOTAL
SITE AREA	11.13 ACRES	49.66 ACRES	60.79 ACRES
(A) 24' X 50' TOWNHOMES	0 UNITS	149 UNITS	149 UNITS
(B) 45' X 100' DETACHED LOT	0 UNITS	87 UNITS	87 UNITS
(C) 55' X 100' DETACHED LOT	32 UNITS	167 UNITS	199 UNITS
TOTALS	32 UNITS	303 UNITS	335 UNITS
PER ACRE DENSITY	2.88 U/AC	6.10 U/AC	5.51 U/AC
DATA SOURCES			
MAXIMUM HEIGHT			45 FEET
MAXIMUM NUMBER OF STORIES			3 STORIES
MAXIMUM DENSITY			12 UNITS/AC
MINIMUM LOT SIZE (DETACHED LOT)			4,600 S.F.
MINIMUM LOT WIDTH (AT FRONT SETBACK)			45 FEET
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT			1,000 S.F.
MINIMUM BUILDING SETBACKS			
FRONT			20 FEET
CORNER SIDE			20 FEET
REAR			20 FEET
MINIMUM DETACHED HOUSE SEPARATION (FOUNDATION TO FOUNDATION)			10 FEET
MINIMUM TOWNHOUSE BUILDING SEPARATION (FOUNDATION TO FOUNDATION)			20 FEET
MINIMUM LOT COVERAGE			50%
MINIMUM OPEN SPACE REQUIRED			15% (9.12 AC)
OPEN SPACE PROVIDED			26.5% (16.11 AC)

1

20' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF INTERFERED VEGETATION)

2

10' CITY WATERWAYS SETBACK (AS MEASURED FROM POINT OF INTERFERED VEGETATION)

3

10' CITY WATERWAYS SETBACK (AS MEASURED FROM POINT OF INTERFERED VEGETATION)



- PLAN NOTES:
1. BOUNDARY SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY FOR EDGE CITY PROPERTIES, INC. (GUNN LAND SURVEYING DATED 05/09/2022).
 2. THE APPLICANT PROPOSES THE REZONING OF THE SUBJECT PARCEL FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL SUBDIVISION FOLLOWING THE CITY OF ATLANTA ZONING ORDINANCE. EXISTING ZONING FOR THE SUBJECT PARCEL IS A.
 3. SUBJECT PROPERTY IS LOCATED AT 1565 BARNESVILLE STREET N. END 1270, LAND LOTS 38 & 39, 8TH DISTRICT, ATLANTA BRANCH, HALL COUNTY, GEORGIA AND IS PRESENTLY UNDEVELOPED.
 4. TOTAL SITE AREA: 60.79 ACRES (SEE SITE ANALYSIS).
 5. APPLICANT: EDGE CITY PROPERTIES, INC. (GUNN LAND SURVEYING DATED 05/09/2022).
 6. UPON EXAMINATION OF THE FEMA FLOOD INSURANCE RATE MAPS OF CITY OF ATLANTA BRANCH, 8TH DISTRICT, HALL COUNTY, GEORGIA, DATED 04/04/2019, IT HAS BEEN DETERMINED THAT NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE MAP.
 7. ALL UNDEVELOPED BUFFERED STATE WATERS AND WETLANDS ON THE SUBJECT PROPERTY HAVE BEEN FIELD INSPECTED BY THE APPLICANT AS SHOWN ON THE PLAN (FIELD SURVEYED AS PART OF THE ABOVE REFERENCED SURVEY).



REZONING APPLICATION

Date: May 10, 2022

Address of Request:

5183 Gainesville Street, Flowery Branch GA 30542

Tax Map # 08098 001019 Current Zoning: Agricultural (A)

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? None known

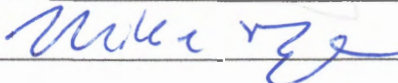
Applicant Information

Name: Edge City Properties, Inc. C/O Rochester & Associates

Address: 425 Oak Street, NW
Gainesville, GA 30501

E-mail address: bkdunckel@rochester-assoc.com

Phone number: 678-450-5175

Signature: 

Notary:



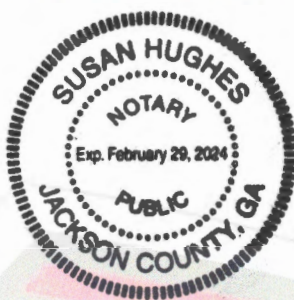


Property owner information (if different than the applicant)

Property owner (please print): Nedra Ann Jones

Signature of property owner: Nedra Ann Jones

Notary: Susan Hughes



Property Information

Tax Map Number: 08098 001019

Current Zoning: Agricultural (A) Total Acres: 60.787

Is this property located within the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: R-3

Current Use: Grassed and wooded parcel with one single family home

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None



Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

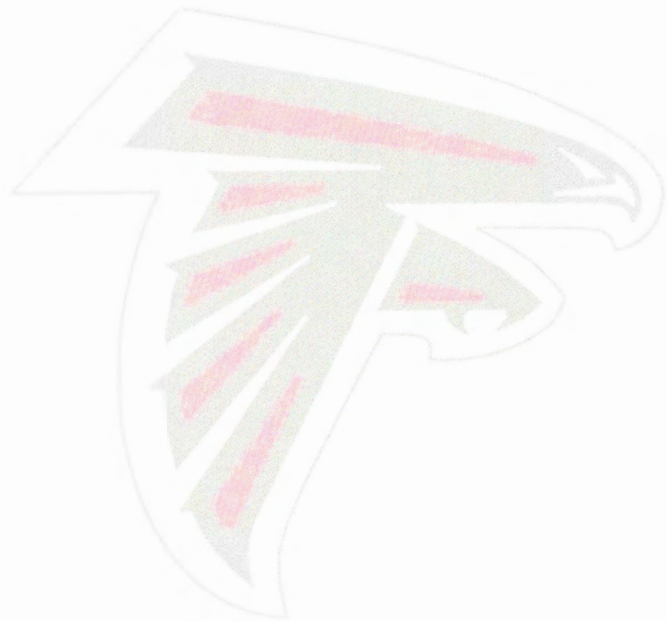
None

_____	_____
_____	_____

CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____





425 Oak Street
 Gainesville, GA 30501
 Phone: (770)-718-0600
 Fax: (770)-718-0551
www.rochester-assoc.com

May 10, 2022

Rich Atkinson, Director
 Planning & Community Development
 City of Flowery Branch
 5410 Pine Street
 Flowery Branch, GA 30542

**Re: LETTER OF INTENT FOR REZONING APPLICATION FOR 5183 GAINESVILLE STREET
 (Parcel 08098 001019)**

Dear Director Atkinson:

Rochester & Associates submits this Letter of Intent and attached Rezoning Application (the Application) on behalf of Edge City Properties, Inc. (the "Applicant") for the purpose of rezoning to the R-3, Residential Multi-Family District zoning classification +/- 60.787 acres of land (the "Property") situated approximately 1,000 feet from McEver Road on Gainesville Street. The acreage is split into two parcels with +/- 11.132 acres on the west side and 49.655 acres on the east side of Gainesville Street in the southwestern portion of Hall County in the City of Flowery Branch. The Property is a combination of wooded and pasture and is currently zoned Agriculture (A) with convenient access to the downtown area of Flowery Branch.

The Applicant proposes to develop the Property to contain a single-family residential community including a total of 347 detached and attached single-family homes at a size, quality and price commensurate with or exceeding existing homes in the surrounding area. The Property is adjacent to two PUD residential developments (containing detached and attached single family homes) and an M-I zoning to the north with a railroad track on the eastern boundary. To the south are agricultural zonings of unincorporated Hall County and the City of Flowery Branch.

The proposed homes will include a mixture of one and two-story detached and attached homes including two-car garages. The front façade of the proposed homes would be constructed of a mixture of brick, stone, and/or fiber-cement shake/siding (including board and batten). The proposed development would also contain a recreation/amenity area for the use of residents including a pool and cabana. The proposed development is in the Suburban Residential and Mixed Use-Neighborhood character areas of the City of Flowery Branch Comprehensive Plan

2041. The homes proposed would contain a minimum of 1,800 square feet for the one-story homes and a minimum of 2,000 square feet for the two-story homes. The townhomes will have a minimum of 1,900 square feet.

The proposed development would be a quality development that is compatible with development in the surrounding area. The proposed development will preserve important state waters which border the property to the west in a rapidly-growing area in the City of Flowery Branch. The Gainesville Street frontage will have sidewalks installed to further advance the Comprehensive Plan by increase the walkability of the area into the City's downtown area.

Further, surrounding development and existing uses would not face major negative impacts as a result of the proposed development in part because of the substantial buffering and setback requirement of the City's Zoning Resolution.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Flowery Branch to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith.

The Applicant respectfully request your approval of this Application.

Sincerely,



Brian Rochester

Rochester & Associates for the Applicant

Sec. 34.7. - Analysis Requirements.

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is a single-family residential neighborhood that will conserve important natural areas.
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. The proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed development is compatible with surrounding development.
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned. The current Agriculture zoning is not a reasonable economic use.
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed rezoning will not result in an excessive or burdensome use of the infrastructure. The subject property is located off Gainesville Street with access to utilities. Further, the relatively low development density will not overly burden the infrastructure system.
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map. The proposed rezoning should be appropriate when comparing the two blended Future Land Use character areas of the Property. In addition, the M-I zoning and railroad track should allow a more intensive zoning. The installation of sidewalks along Gainesville Street will increase walkability to the City's downtown area which is a theme goal in the Comprehensive Plan.
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. The proposed rezoning is in conformity with the policy and intent of the City's Comprehensive Plan. The Agricultural zoning is no longer appropriate, and the property is well served as a single-family residential use. The current zoning is not compliant with the City's Future Land Use Map.
- (g) Existing use(s) and zoning of the subject property and nearby properties. The existing use is a single-family home. The property is surrounded by an R-3 and PUD (single-family detached and townhomes) to the west and north, M-I to the north also and Agricultural to the south. The entire eastern boundary is a railroad track.
- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification. The current Agricultural zoning is not a reasonable economic use as defined by court precedent in the State of Georgia. There is not a reasonable demand for land used for an agricultural use in this area that does not require rezoning.
- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. The proposed rezoning is appropriate with surrounding uses and could even be a less intensive use when compared to the M-I zoning to the north.
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts. The proposed rezoning will not create an isolated zoning district and will complement the surrounding uses.

- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district. *The proposed rezoning will not negatively impact the character area of the zoning district.*
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. *The proposed rezoning use will not negatively impact the environment and will produce a quality residential use with careful consideration given to responsibly develop with no negative impact on the environment.*
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance. *The proposed rezoning is in full compliance with the overall zoning scheme and purposes of the Zoning Ordinance. This proposal will protect and appreciate the surrounding properties while increasing the quality of the City's housing supply.*

City of Flowery Branch Rezoning Application
REQUEST FOR STATISTICAL INFORMATION
5183 Gainesville Street Rezoning
Application

1. Value of improvements at buildout:
 - Single Family Detached Homes 186 x \$400,000 = \$74,400,000
 - Single Family Attached Homes 149 x \$350,000 = \$52,150,000
 - Total Value of Development \$126,550,000
2. Property tax revenue at buildout: (based on 40% of Total Value is \$50,620,000)
 - Hall County - \$ 1,378,889 (millage rate of 27.24)
 - City of Flowery Branch - \$165,224 (millage rate of 3.264)
3. Schedule of construction:
 - Design/Permitting: 9/1/2022 to 12/31/2022
 - Land Development/Plat: 1/1/2023 to 12/31/2023
 - Home Construction and Sales 1/1/2024 to 12/31/2027
4. Anticipated total square footage per unit:
 - 1900 sf minimum
5. Total acreage to be developed:
 - 29.1 acres in total
6. The Single Family Tract will contain approximately 13.60 +/- acres private roads and utility easements.
7. The Single Family Tract will contain approximately 16.11 acres of open space/common area to be maintained by the HOA to be established.
8. The Single Family Tract will contain approximately TBD acres of buffer and watershed protection.
 - A) The impervious buffer is applicable to this tract.
 - B) No property lines may extend into the undisturbed stream buffer.
 - C) The developer intends to utilize private streets to conform to the City's development code for front entry homes. The developer will dedicate storm sewer easements to the City of Flowery Branch as appropriate.
9. Transportation alternatives:
 - The Single Family Tract will have sidewalks along the frontage along Gainesville Street to utilize walkability to the City's downtown are.

10. Amenities for Single Family tract total approximately 3.35 +/- acres and will include the following:
- Cabana
 - Pool
 - Pocket Park
 - Green Area
 - Park Area
11. A minimum of TBD are planned for the Single Family Tract with a maximum spacing of 150 feet.
12. The Single Family Tract will include approximately 22,2750 linear feet of sidewalk containing approximately 1,390 cubic yards of concrete.
13. Homes in the Single Family Tract will have access to high speed internet to the extent available from the service provider.
14. The Single Family Tract will contain areas for providing detention, water quality and stream protection.
15. A traffic study has been commissioned and is scheduled to be submitted to the City's staff in mid-June 2022.
16. There are no provisions for utilization and storage of reuse water in this plan.
17. The Single Family Tract, as proposed, will generate approximately 134,000 (400 gpd x 335 units) gallons per day of wastewater flow.
18. The maximum daily water consumption is approximately 134,000 gallons per day. Low flow fixtures are required by the development.
19. A preliminary design has been completed in order to evaluate the proposed density. The site does not contain slopes 24% or greater.
20. Public safety requirements related to life safety codes have been considered in the concept design.
21. The Hall County school system will be provided density and build out projections for the entirety of the community.
22. Copies of master covenants and guidelines will be filed and recorded prior to recordation of the initial final plat.

**Adjacent Property Owners to 5183 Gainesville Street: Source Hall County qPublic.net and City
of Flowery Branch Official Zoning Map dated 2016**

W J COFER

COFER MONTEZ B
5206 GAINESVILLE STREET
FLOWERY BRANCH, GA 30542
Parcel Number 08112 027036A
Zoning A

REBECCA TRACY BAGWELL

5339 COBBLESTONE
GAINESVILLE, GA 30504
Parcel Number 08112 027039
Zoning A

REBECCA TRACY BAGWELL

5339 COBBLESTONE
GAINESVILLE, GA 30504
Parcel Number 08111 003042
Zoning AR-III

CENTURY COMMUNITIES OF GEORGIA LLC

3091 GOVERNORS LAKE DR
STE 200
NORCROSS, GA 30071
Zoning: R-3 and HB

PARK HAVEN COMMUNITY ASSOCIATION, INC.

1585 OLD NORCROSS ROAD, SUITE 101
LAWRENCEVILLE, GA 30046
Parcel Number 08099 000021
Zoning PUD

RECONSERVE INC
P O BOX 2211
SANTA MONICA, CA 90407
Parcel Number 08098 001017
Zoning M-I

MILDRED BLACK BUTLER
106 ROBERTSON CT., N.W.
DAWSONVILLE, GA 30534
Parcel Number 08112 012001
Zoning AR-III

Legal Description

Gainesville Street 5183 Tract 1

All that tract or parcel of land lying and being in Georgia Militia District 1270, Land Lots 98 and 99 of the 8th District, City of Flowery Branch, Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1/2" rebar found at the intersection of the westerly right of way of Gainesville Street (right of way varies) and the common line of Land Lots 98 and 112, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence leaving said westerly right of way and along the common line of Land Lots 98 and 112, and also along the common line of Land Lots 99 and 111 N30°17'07"W for a distance of 870.88 feet, more or less to a point at the centerline of a creek/ditch; thence along the centerline of said creek/ditch, following the meanderings thereof, for a distance of 735.7 feet, more or less, to a point, said creek/ditch following a traverse line as follows:

N22°29'05"E for a distance of 26.67 feet to a point; N62°08'14"E for a distance of 34.90 feet to a point; N00°01'33"E for a distance of 28.85 feet to a point; N51°21'55"E for a distance of 51.17 feet to a point; N83°01'11"E for a distance of 40.74 feet to a point; N81°18'05"E for a distance of 37.00 feet to a point; S88°07'16"E for a distance of 27.12 feet to a point; N21°54'02"W for a distance of 19.71 feet to a point; N47°35'13"E for a distance of 38.32 feet to a point; S79°06'32"E for a distance of 26.16 feet to a point; N58°53'31"E for a distance of 18.21 feet to a point; N08°16'31"E for a distance of 8.91 feet to a point; N81°16'21"E for a distance of 51.25 feet to a point; N15°41'38"E for a distance of 37.58 feet to a point; N53°25'42"E for a distance of 14.18 feet to a point; N09°24'30"E for a distance of 23.47 feet to a point; N64°44'06"E for a distance of 13.99 feet to a point; N07°53'35"E for a distance of 27.01 feet to a t-post found; N13°33'18"E for a distance of 67.65 feet to a point; N39°37'54"E for a distance of 40.14 feet to a point; N14°08'48"W for a distance of 16.55 feet to a point; N44°51'11"E for a distance of 52.49 feet to a point; N81°27'23"E for a distance of 20.59 feet to a t-post found; N47°28'16"E for a distance of 46.19 feet to a t-post found; N35°49'48"E for a distance of 49.65 feet to a t-post found; N39°29'16"E for a distance of 92.83 feet to a t-post found; N45°12'07"E for a distance of 50.19 feet to a 1/2" rebar found at the westerly right of way of Gainesville Street (right of way varies); thence along said westerly right of way the following courses and distances:

128.94 feet along the arc of a curve to the right, said curve having a radius of 534.75 feet and being subtended by a chord of S29°45'25"E, 128.63 feet to a point; 159.20 feet along the arc of a curve to the right, said curve having a radius of 995.88 feet and being subtended by a chord of S18°16'10"E, 159.03 feet to a point; 177.61 feet along the arc of a curve to the right, said curve having a radius of 730.78 feet and being subtended by a chord of S06°43'39"E, 177.17 feet to a point; 53.81 feet along the arc of a curve to the right, said curve having a radius of 335.63 feet and being subtended by a chord of S04°49'42"W, 53.76 feet to a point; 151.00 feet along the arc of a curve to the right, said curve having a radius of 911.60 feet and being subtended by a chord of S14°10'01"W, 150.83 feet to a point; S18°54'44"W for a distance of 763.39 feet to a 1/2" rebar found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 11.132 acres, more or less.

TOGETHER WITH:

Gainesville Street 5183 Tract 2

All that tract or parcel of land lying and being in Georgia Militia District 1270, Land Lots 98 and 99 of the 8th District, City of Flowery Branch, Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 6" metal disk found at the intersection of the easterly right of way of Gainesville Street (right of way varies) and the common line of Land Lots 98 and 112, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence leaving said Land Lot Line and along said easterly right of way the following courses and distances: N18°54'44"E for a distance of 813.14 feet to a point; 34.07 feet along the arc of a curve to the left, said curve having a radius of 770.17 feet and being subtended by a chord of N17°38'41"E, 34.07 feet to a 1/2" rebar found; thence leaving said easterly right of way N60°06'32"E for a distance of 796.61 feet to a 6" metal disk found; thence S55°19'29"E for a distance of 1018.24 feet to a 6" metal disk found at the westerly right of way of Southern Railroad (200' right of way); thence along said westerly right of way S34°46'25"W for a distance of 2057.99 feet to a 6" metal disk found at the common line of Land Lots 98 and 112; thence leaving said westerly right of way and along said Land Lot Line N30°23'29"W for a distance of 1241.67 feet to a 6" metal disk found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 49.655 acres.

Tract 1 area and Tract 2 area totals 60.787 Acres

JUSTIFICATION FOR REZONING APPLICATION OF
EDGE CITY PROPERTIES, INC.

The portions of the Zoning Resolution of the City of Flowery Branch (the “ZR”) which classify or may classify the property (the 'Property') which is the subject of the rezoning application submitted herewith (the “Application”) into any less intensive zoning classification other than as requested by the Applicant, or that prohibit the development of the Property as set forth in the Application, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the ZR as applied to the subject Property, which restricts its use to the present zoning classification is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I. Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the R-3 zoning classification as requested by the Applicant and is not economically suitable for development under the present Agricultural zoning classification of the City of Flowery Branch. A denial of the Application would constitute an arbitrary and capricious act by the Mayor and City Council members of the City of Flowery Branch without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Flowery Branch Mayor and City Council Members to rezone the Property to the R-3 classification as set forth in the Application with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the R-3 classification subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Likewise, a refusal by the City of Flowery Branch's Mayor and City Council Members to permit the Applicant to withdraw the Application without prejudice would be an arbitrary and capricious act by the City of Flowery Branch's Mayor and City Council Members without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section 1, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

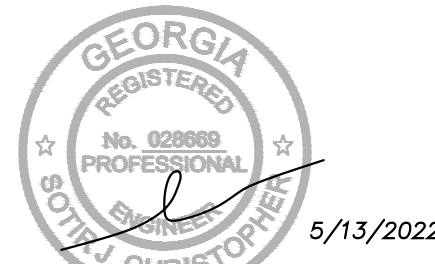
This 13 day of May 2022

Respectfully submitted,

EDGE CITY PROPERTIES, INC., As Applicant



Michael K. Dye
President



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2024)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING PLANS
FOR:

5183
GAINESVILLE
STREET

GMD 1270
LAND LOT 98 & 99
8TH DISTRICT
FLOWERY BRANCH
HALL COUNTY, GEORGIA

FOR:



EDGE CITY
PROPERTIES

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096

CONTACT: MR. MIKE DYE
770.814.4500

REVISIONS

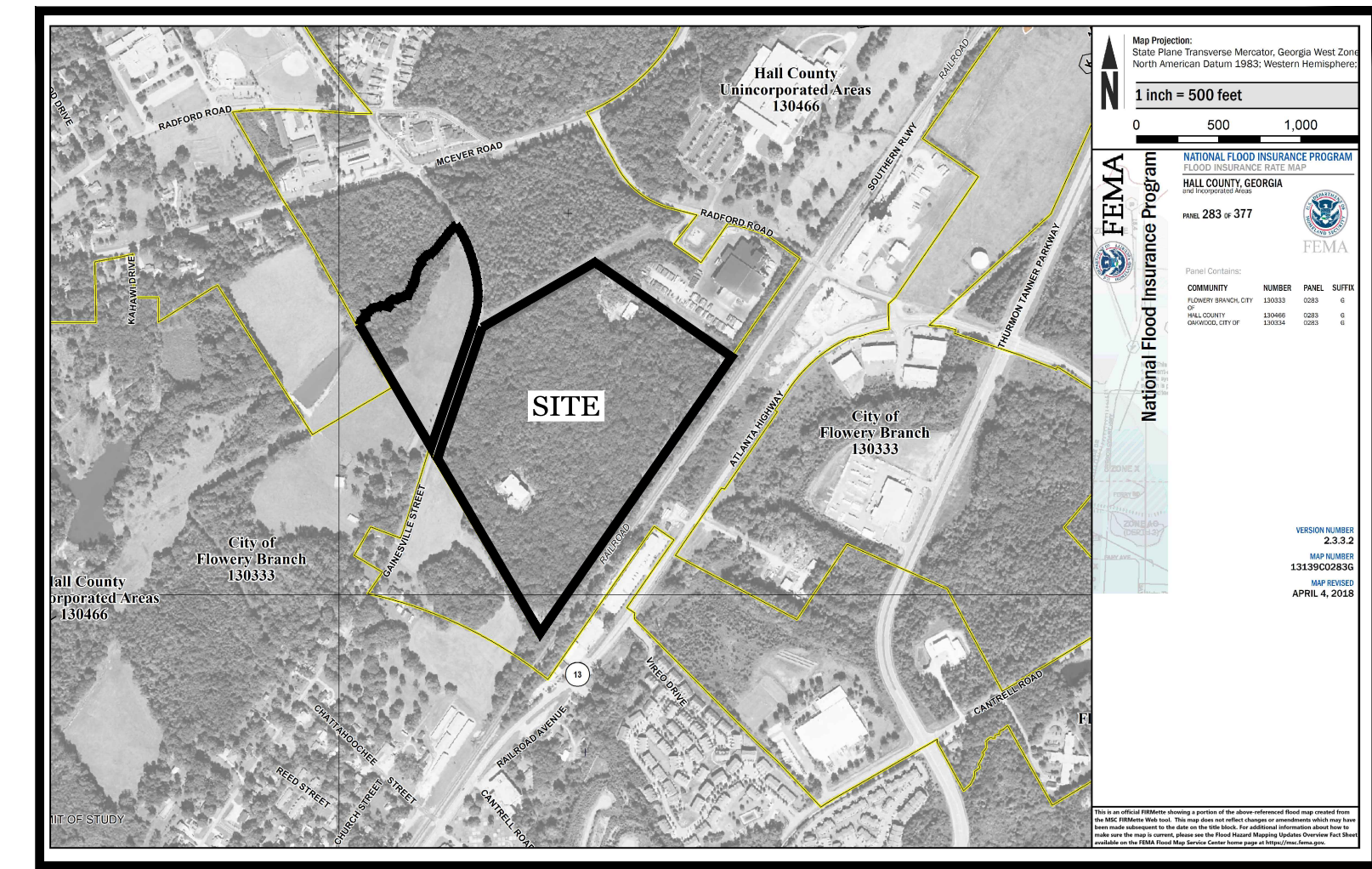
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MAY 13, 2022

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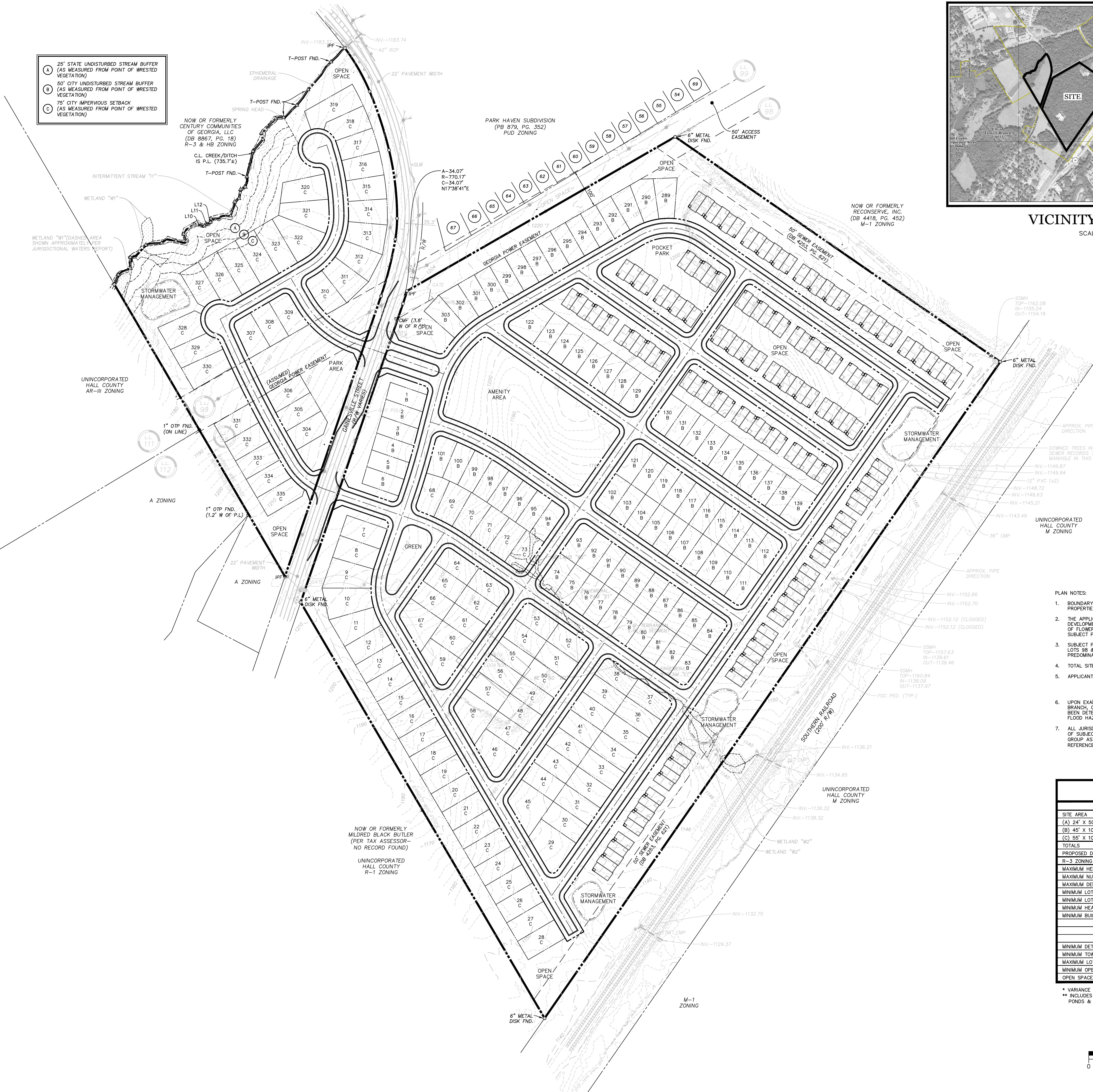
ZONING
SITE PLAN

SHEET NO.

Z.1



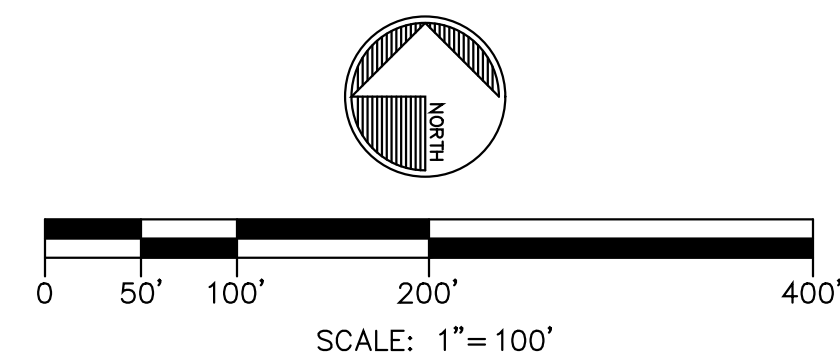
VICINITY/FEMA MAP
SCALE 1"=1,000'



- PLAN NOTES:
- BOUNDARY SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY FOR EDGE CITY PROPERTIES, INC. BY GUNNIN LAND SURVEYING DATED 05.09.2022.
 - THE APPLICANT PROPOSES THE REZONING OF THE SUBJECT PARCEL FOR THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION FOLLOWING THE CITY OF FLOWERY BRANCH R-E ZONING CATEGORY. EXISTING ZONING FOR THE SUBJECT PARCEL IS A.
 - SUBJECT PROPERTY IS LOCATED AT 5183 GAINESVILLE STREET IN GMD 1270, LAND LOTS 98 & 99, 8TH DISTRICT, FLOWERY BRANCH, HALL COUNTY, GEORGIA AND IS PREDOMINATELY WOODED.
 - TOTAL SITE AREA = 60.79 ACRES± (SEE SITE ANALYSIS)
 - APPLICANT: EDGE CITY PROPERTIES
4280 DOVE POINT
DULUTH, GEORGIA 30096
CONTACT: MR. MIKE DYE 770.814.4500
 - UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF CITY OF FLOWERY BRANCH, GEORGIA, FIRM PANEL MAP #13150C0283G, DATED 04.04.2018, IT HAS BEEN DETERMINED THAT NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE PLAN.
 - ALL JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS ON OR WITHIN 200' OF SUBJECT PROPERTY HAVE BEEN FIELD DELINEATED BY CORBILI ECOLOGY GROUP AS SHOWN ON THE PLAN (FIELD SURVEYED AS PART OF THE ABOVE REFERENCED SURVEY).

SITE ANALYSIS		
	NORTH TRACT	SOUTH TRACT
SITE AREA	11.13 ACRES±	49.66 ACRES±
(A) 24' X 50' TOWNHOMES	0 UNITS	149 UNITS
(B) 45' X 100' DETACHED LOT	0 UNITS	87 UNITS
(C) 55' X 100' DETACHED LOT	32 UNITS	67 UNITS
TOTALS	32 UNITS	303 UNITS
PROPOSED DENSITY	2.88 U/AC	6.10 U/AC
R-3 ZONING CRITERIA		
MAXIMUM HEIGHT		45 FEET
MAXIMUM NUMBER OF STORIES		3 STORIES
MAXIMUM DENSITY		12 UNITS/AC
MINIMUM LOT SIZE (DETACHED LOT)		4,500 S.F.
MINIMUM LOT WIDTH (AT FRONT SETBACK)		45 FEET
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT		1,000 S.F.
MINIMUM BUILDING SETBACKS		
FRONT		20 FEET
CORNER SIDE		5 FEET
REAR		5 FEET
MINIMUM DETACHED HOUSE SEPARATION (FOUNDATION TO FOUNDATION)		20 FEET
MINIMUM TOWNHOUSE BUILDING SEPARATION (FOUNDATION TO FOUNDATION)		20 FEET
MAXIMUM LOT COVERAGE		55%
MINIMUM OPEN SPACE REQUIRED		15% (9.12 AC±)
OPEN SPACE PROVIDED**		26.5% (16.11 AC±)

* VARIANCE REQUIRED
** INCLUDES ALL COMMON AREA OUTSIDE OF R/W & DETACHED LOTS (INCLUDES PONDS & POWER EASEMENT)



TRAFFIC IMPACT STUDY FOR

GAINESVILLE STREET RESIDENTIAL DEVELOPMENT

DATE:

May 27, 2022

LOCATION:

Flowery Branch, Hall County, Georgia

PREPARED FOR:

Edge City Properties, Inc.

PREPARED BY:

NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600



Executive Summary

A new residential development is proposed for construction along Gainesville Street in the City of Flowery Branch, Hall County, Georgia. The proposed development will consist of 186 single family homes and 149 townhomes. The development will utilize four (4) new full-access driveways along Gainesville Street with driveways 1 and 3 being opposite each other and driveways 2 and 4 being opposite each other. The development has a projected build-out date of 2025.

When complete, the development is expected to generate a total of 2,870 new daily trips, 203 trips during the AM peak hour (56 entering and 17 exiting), and 263 during the PM peak hour (160 entering and 103 exiting).

Overall traffic operations at the study intersections are satisfactory in the existing conditions. Traffic operations are expected to worsen slightly as evidenced in the No-Build conditions due to the anticipated growth in the study area.

The addition of project traffic is expected to have minimal impact on the LOS and delays at the study intersections with each approach expecting to operate with acceptable levels of service. The proposed driveways are expected to have minimal impact on traffic operations along Gainesville Street.

The southeast driveway (site driveway 1) warrants a right-turn deceleration lane. The northeast driveway (site driveway 2) warrants both a right-turn deceleration lane and a left-turn lane. Turn lanes are not warranted for the driveways on the west side of Gainesville Street (site driveways 3 & 4).

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

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A. Introduction

A new residential development is proposed for construction along Gainesville Street in the City of Flowery Branch, Hall County, Georgia. The proposed development will consist of 186 single family homes and 149 townhomes. The development will utilize four (4) new full-access driveways along Gainesville Street with driveways 1 and 3 being opposite each other and driveways 2 and 4 being opposite each other.

The traffic analyses in this report are for a single phase of construction. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2025:

1. Gainesville Street & Lights Ferry Road
2. Gainesville Street & Spring Street
3. McEver Road and Gainesville Street / GC Crow Road
4. Gainesville Street & Site Driveway 1 / Site Driveway 3
5. Gainesville Street & Site Driveway 2 / Site Driveway 4

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Hall County, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1: Vicinity Map

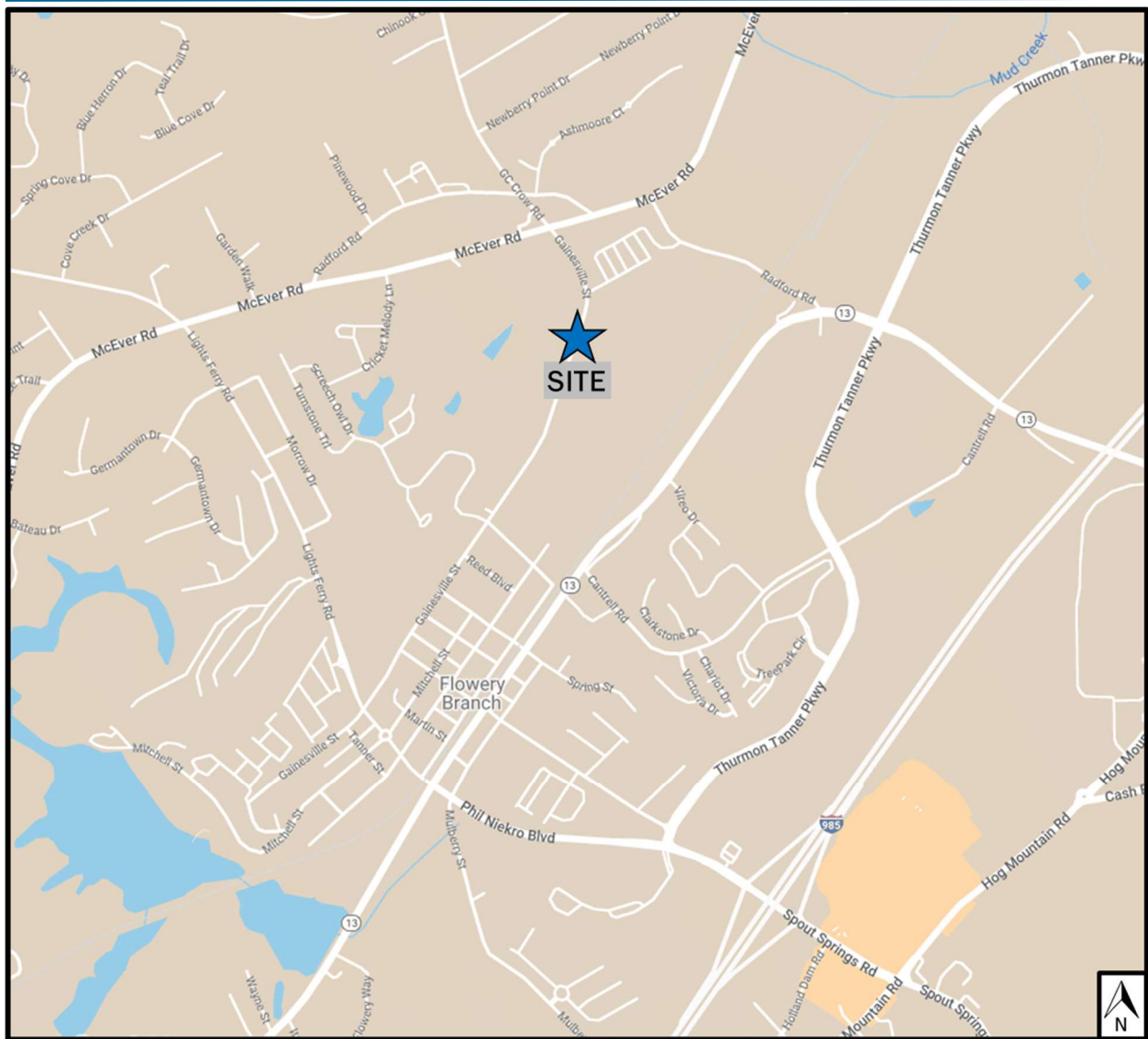
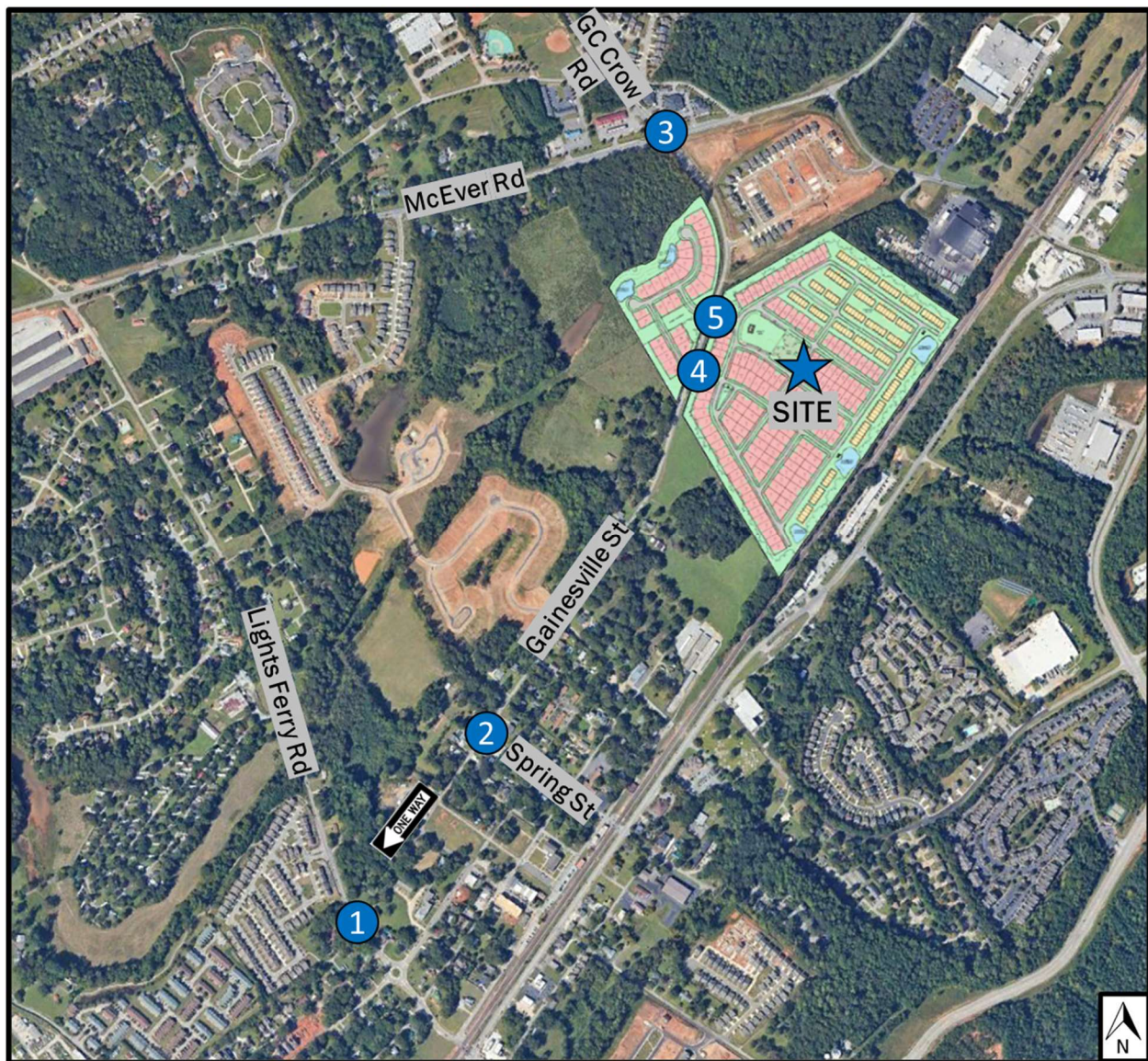


Figure 2: Site Location Aerial



1. Gainesville Street & Lights Ferry Road
2. Gainesville Street & Spring Street
3. McEver Road and Gainesville Street / GC Crow Road
4. Gainesville Street & Site Driveway 1 / Site Driveway 3
5. Gainesville Street & Site Driveway 2 / Site Driveway 4

B. Existing Conditions

B.1. Transportation Facilities

McEver Road is a two-lane undivided roadway with an east/west orientation, for the purposes of this study, that runs east towards Oakwood, Georgia and south towards Gwinnett County, Georgia where it becomes Peachtree Industrial Boulevard. McEver Road has a posted speed limit of 55 miles per hour and land uses include residential and commercial in the study area.

Gainesville Street is a two-lane undivided roadway with a north/south orientation that runs between McEver Road and Lights Ferry Road. Gainesville Street has a posted speed limit of 35 miles per hour and land uses are primarily residential along its length. The section of Gainesville Street between Lights Ferry Road and Main Street is restricted to southbound traffic only.

Lights Ferry Road is a two-lane undivided roadway with an east/west orientation for the purposes of this study. The road runs west towards Lake Lanier and east towards SR 13. It becomes Snelling Avenue to the east after a roundabout and Phil Niekro Boulevard after its intersection with SR 13. Lights Ferry Road has a posted speed limit of 35 miles per hour and land uses are residential along its length.

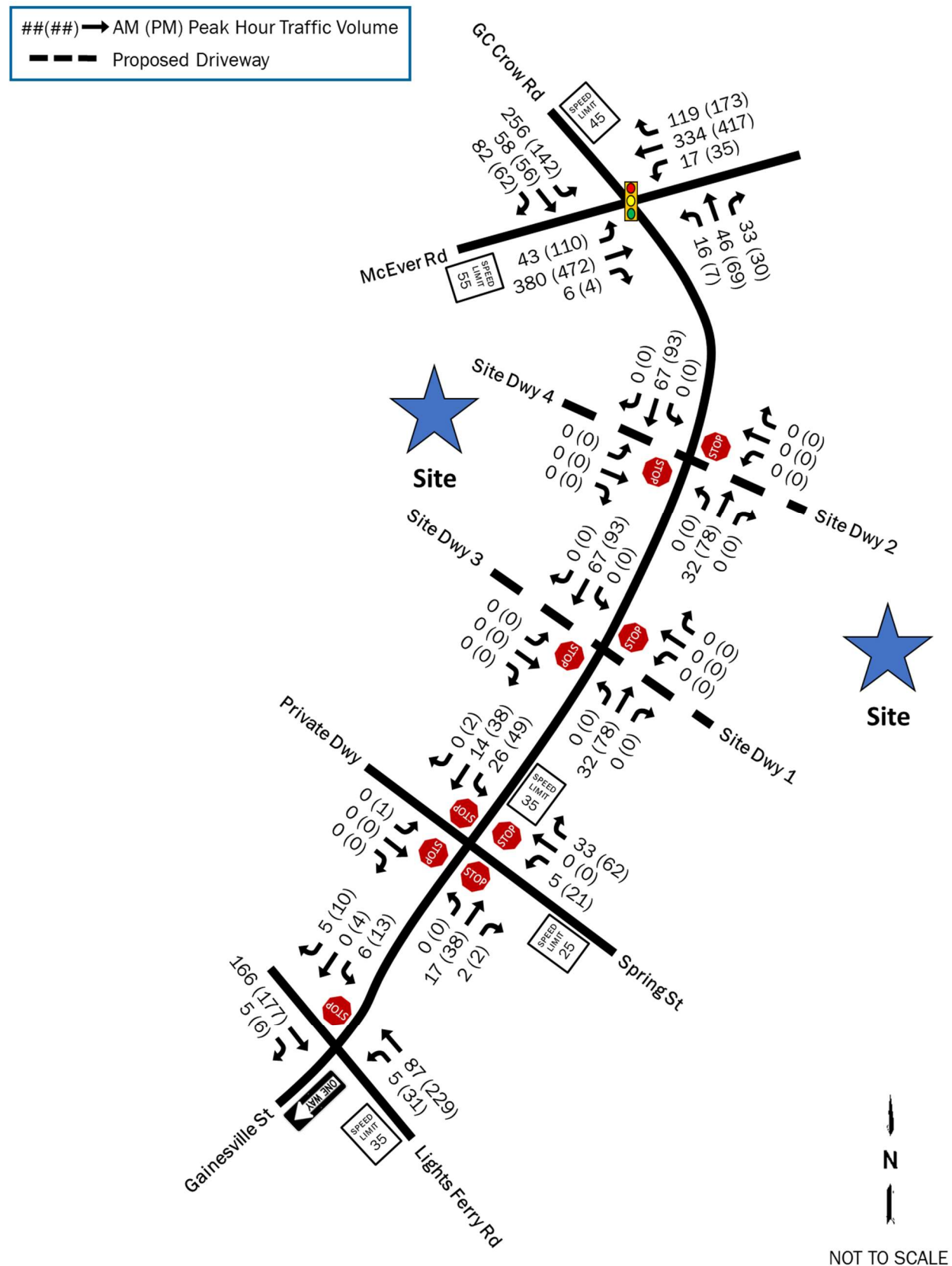
Spring Street is a two-lane undivided roadway with an east/west orientation, for the purpose of this study, that runs between Gainesville Street and dead ends just east of SR 13. Spring Street has a posted speed limit of 25 miles per hour and land uses are residential and institutional along its length.

GC Crow Road is a two-lane undivided roadway with a north/south orientation for the purpose of this study. The road runs between McEver Road to the south and Lake Lanier to the north. GC Crow Road has a posted speed limit of 45 miles per hour and land uses are primarily residential along its length.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the study intersections on Tuesday, May 17, 2022. Average daily traffic counts were also collected on Gainesville Street near the proposed site driveways. The average daily weekday traffic along Gainesville Street is approximately 2,100 vehicles. Counts were collected while schools were in session and are included in Appendix B. The counts collected in 2022 are shown in Figure 3 (2022 Existing Traffic Volumes).

Figure 3: 2022 Existing Traffic Volumes



C. Future Conditions

C.1. Background Growth

The growth rate in the study area is based upon an analysis of historical traffic counts collected by the Georgia Department of Transportation (GDOT). The project is expected to be built-out in 2025. To account for ambient growth and other developments in the area, the existing traffic counts for this study were grown by a conservative rate of 4.4% per year for three years. The expected volumes are depicted in Figure 4, 2025 No-Build Volumes. The growth rate development worksheet is included in Appendix B.

C.2. Project Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. The development consists of 186 single family homes and 149 townhomes.

Table 1: Trip Generation

LAND USE	PERIOD	TOTAL	IN	OUT
Single-Family Detached Housing, LUC 210 (186 Dwelling Units)	Daily	1,786	893	893
	AM Peak Hour	131	34	97
	PM Peak Hour	178	112	66
Single-Family Attached Housing, LUC 215 (149 Dwelling Units)	Daily	1,084	542	542
	AM Peak Hour	72	22	50
	PM Peak Hour	85	48	37
Total Trips Gainesville St Residential Development	Daily	2,870	1,435	1,435
	AM Peak Hour	203	56	147
	PM Peak Hour	263	160	103

The development will generate a total of 203 trips (56 entering and 147 exiting) during the AM peak hour, and a total of 263 trips (160 entering and 103 exiting) during the PM peak hour.

C.3. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. From the driveway along McEver Road (Site Driveway 1) It is expected that approximately 25% of the total trips will travel to/from the northwest along McEver Road, approximately 20% will travel to/from the northeast along McEver Road, approximately 40% will travel to the south along Lights Ferry Road, and approximately 15% will travel to/from the south along Spring Street. The 40% of the total trips traveling to the south along Lights Ferry Road is expected to return from Spring Street. The separated trip distribution is shown in Figures 5 and 7 for the Single-Family Homes and Townhomes, respectively. The separated trips generated from the development utilizing the trip distribution is depicted in Figures 6 and 8. The total project trips are depicted in Figure 9, and the No-Build plus project trips (Build Volumes) are depicted in Figure 10.

Figure 4: 2025 No-Build Traffic Volumes

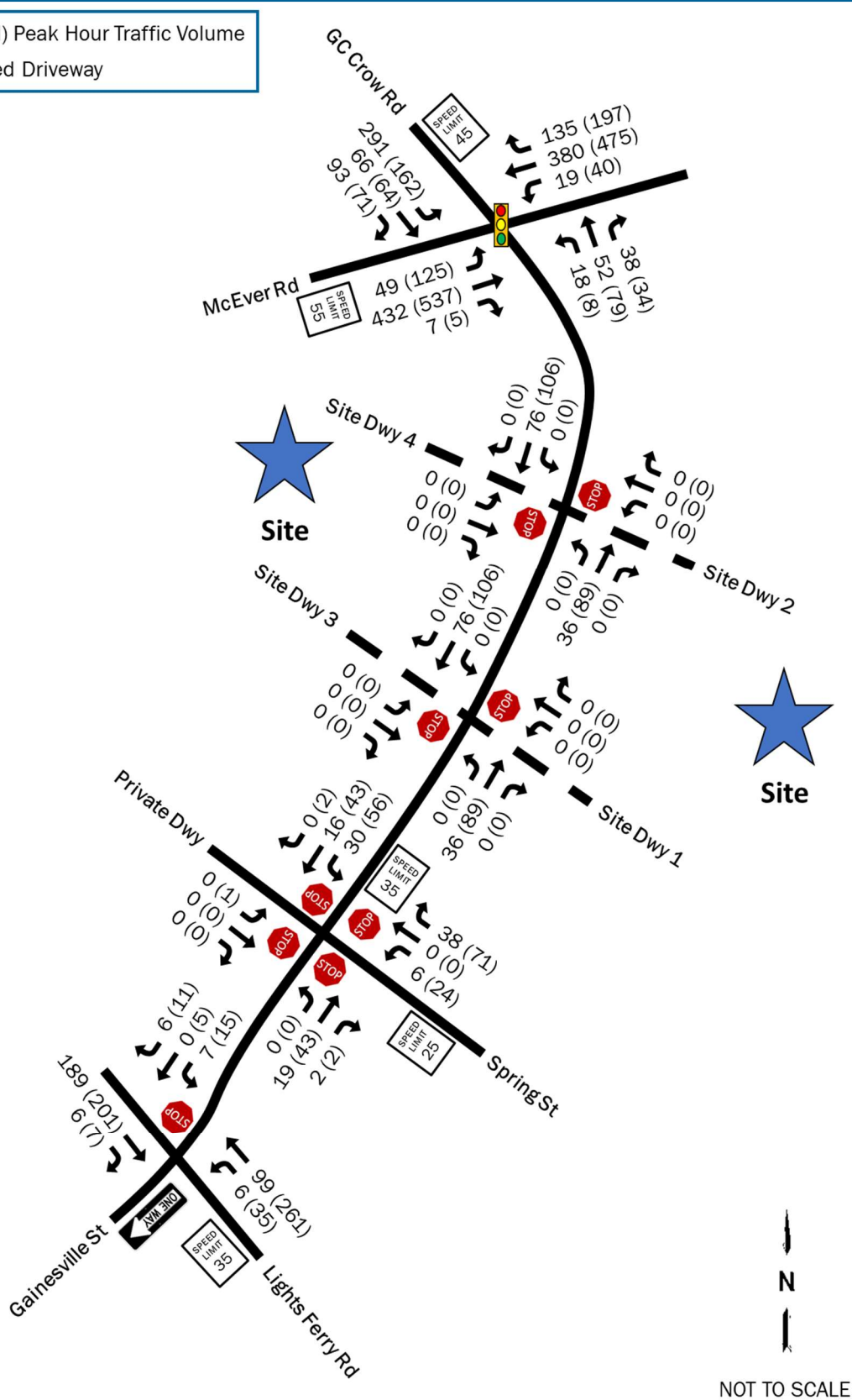


Figure 5: Single-Family Homes Trip Distribution

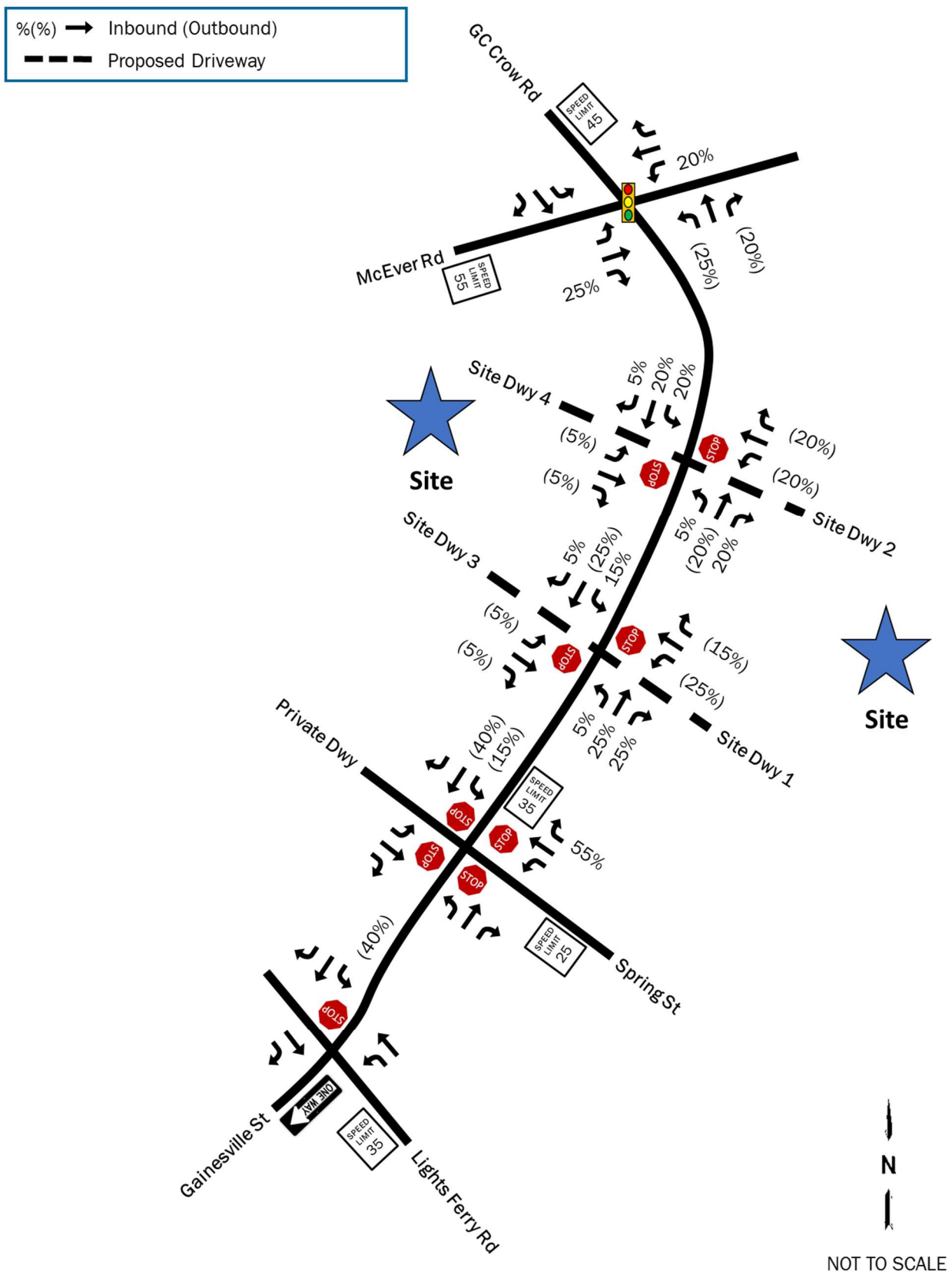


Figure 6: Single-Family Homes Development Trips

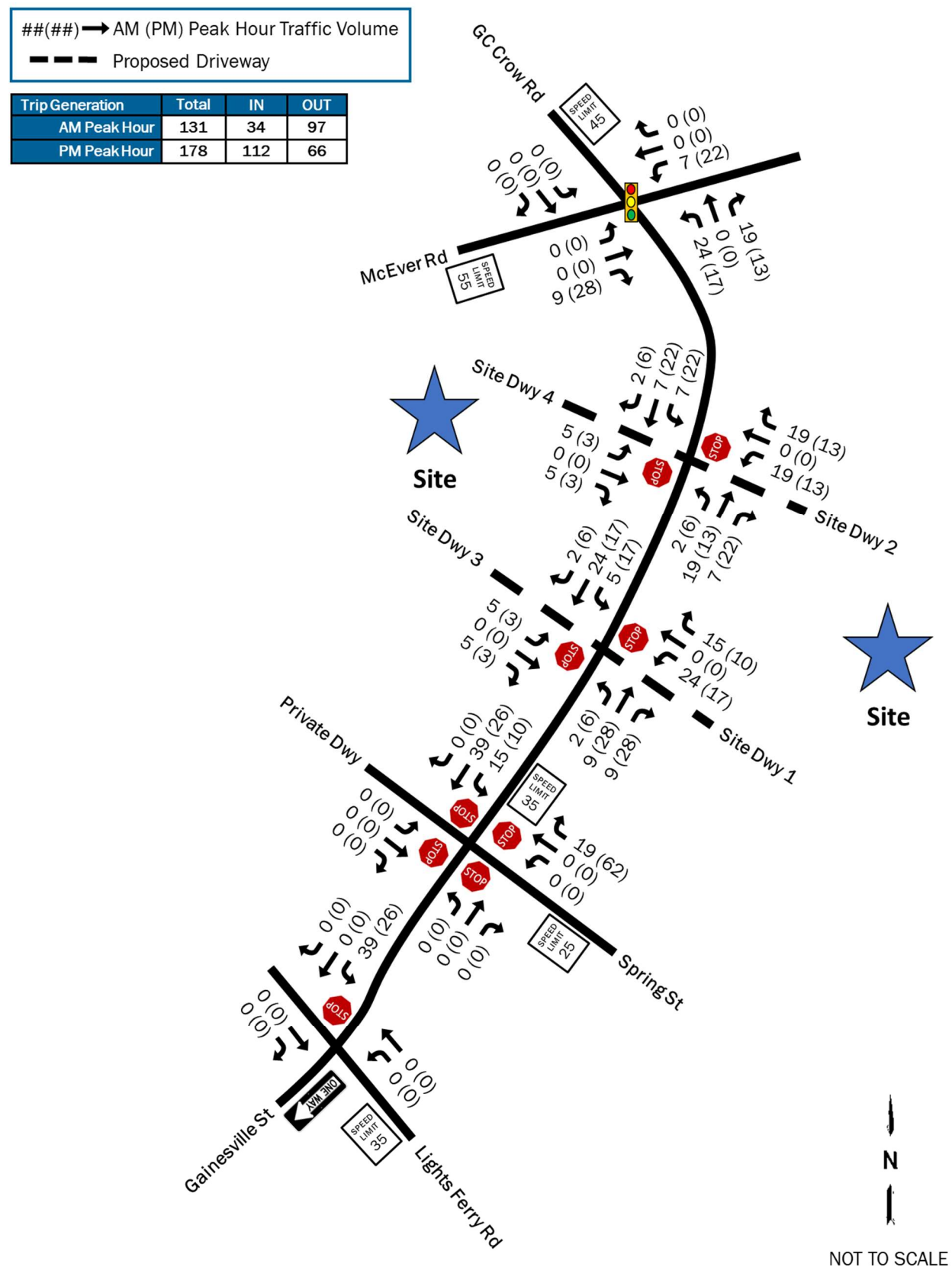


Figure 7: Townhomes Trip Distribution

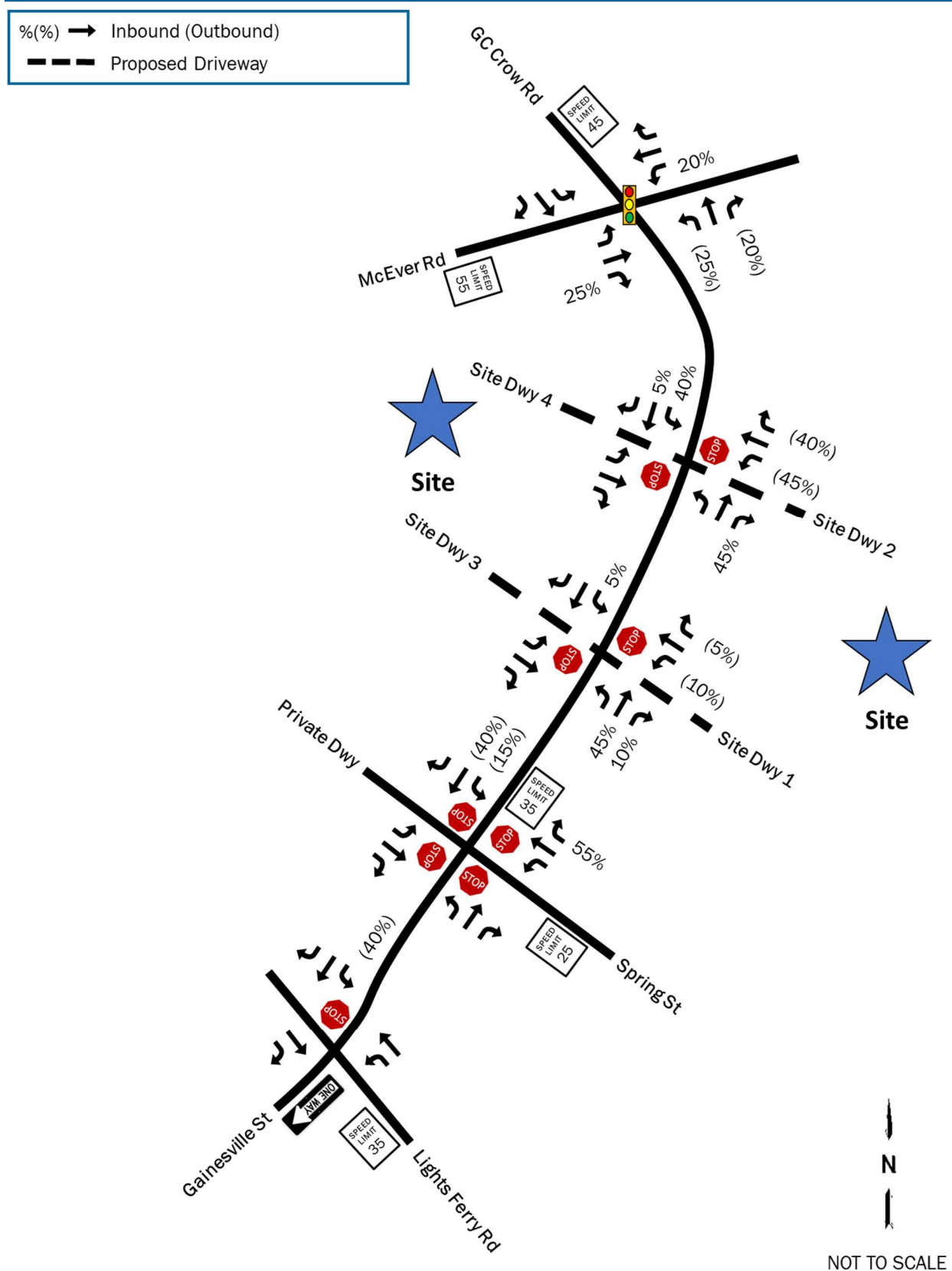


Figure 8: Townhomes Development Trips

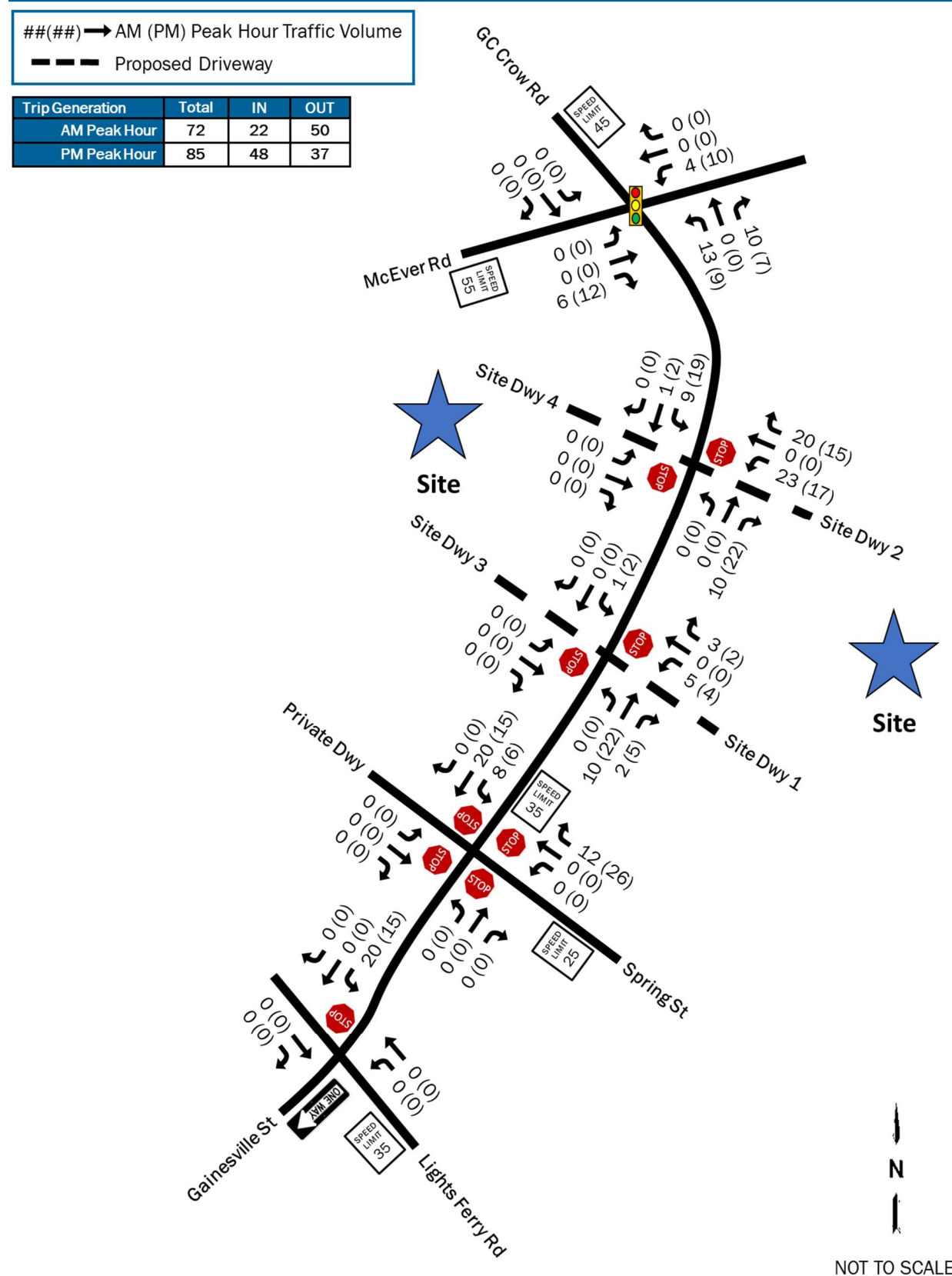


Figure 9: Total Project Development Trips

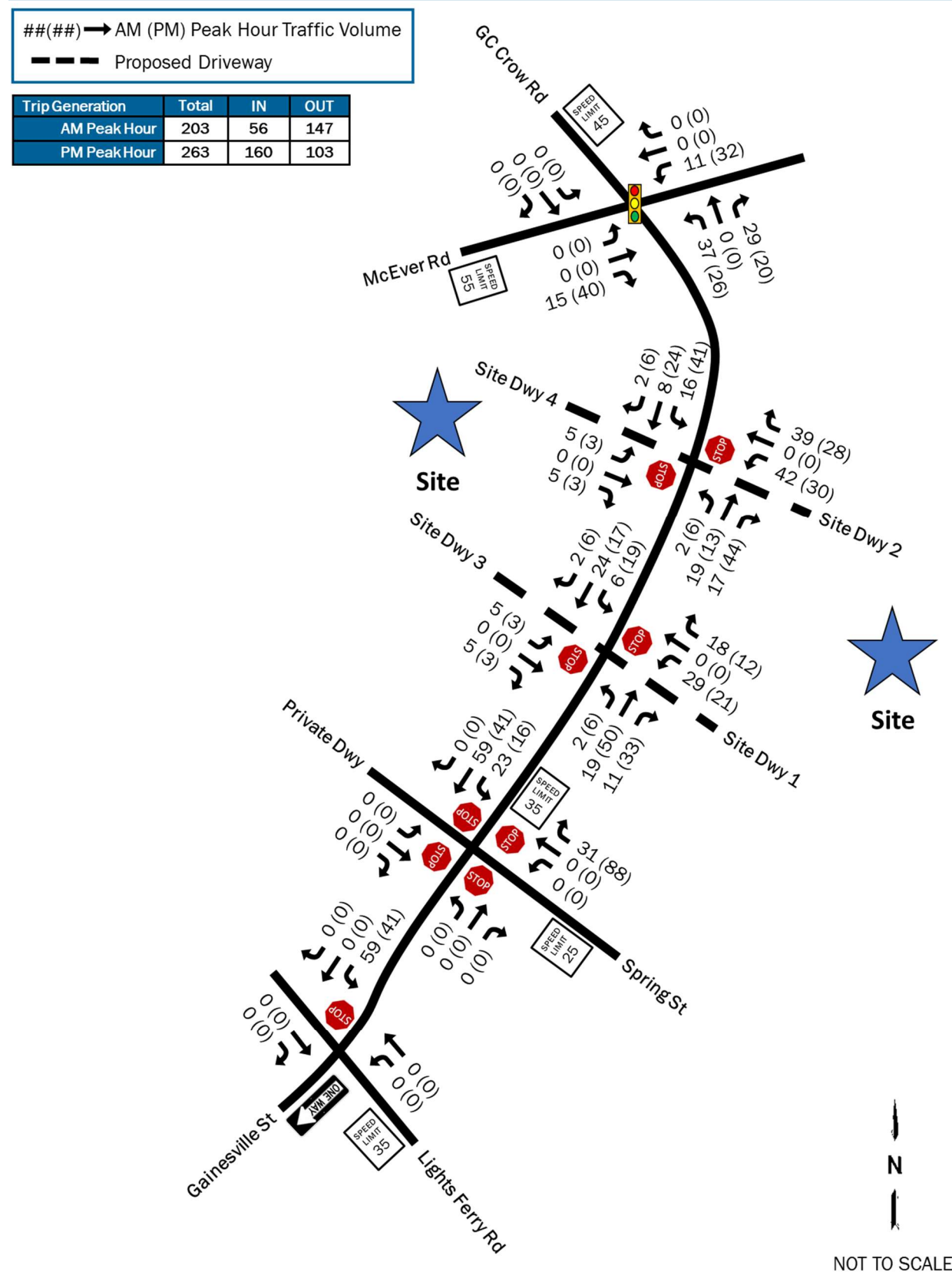
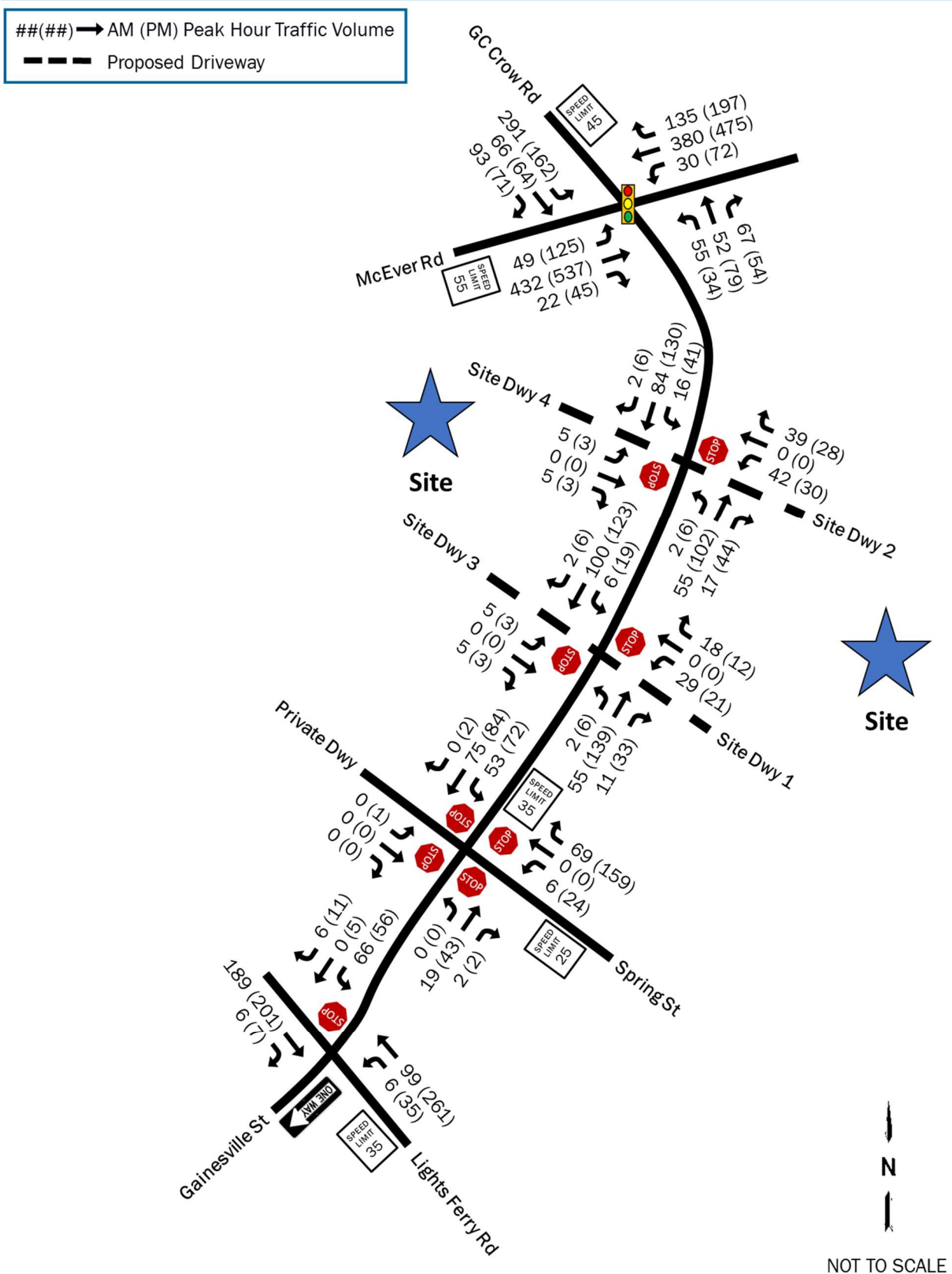


Figure 10: 2025 Build Traffic Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 11. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 6th Edition). HCM uses a grading system A through F, where A is the best (little to no delay), and F is the worst (very heavy delay). HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix C.

D.1. 2022 Existing Conditions Analysis

The results of the 2022 existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2022 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Gainesville St & Lights Ferry Rd	Stop-Control	SB	A	9.7	B	11.2
			WBL	A	7.6	A	7.7
2	Gainesville St & Spring St	Stop-Control	NB	A	7.1	A	7.4
			SB	A	7.4	A	7.9
			EB	A	0.0	A	7.6
			WB	A	6.7	A	7.3
3	McEver Rd & Gainesville St / GC Crow Rd	Signal	Overall	B	19.9	B	18.8
			EB	C	20.6	B	17.8
			WB	C	20.3	B	18.4
			NB	C	24.6	C	26.0
			SB	B	17.4	B	20.0

As shown in Table 2, the study intersections operate with acceptable Levels of Service during the AM and PM peak hours.

D.2. 2025 No-Build Conditions Capacity Analysis

The results of the 2025 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4.

Table 3: 2025 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Gainesville St & Lights Ferry Rd	Stop-Control	SB	A	9.9	B	11.9
			WBL	A	7.7	A	7.7
2	Gainesville St & Spring St	Stop-Control	NB	A	7.1	A	7.5
			SB	A	7.5	A	8.0
			EB	A	0.0	A	7.6
			WB	A	6.8	A	7.5
3	McEver Rd & Gainesville St / GC Crow Rd	Signal	Overall	C	21.4	B	19.9
			EB	C	21.9	B	19.0
			WB	C	21.4	B	19.0
			NB	C	28.0	C	29.8
			SB	B	19.3	C	21.5

As shown in Table 3, traffic operations at the study intersections are expected to experience a nominal increase in delay due to the applied growth rate. The delays increase slightly; however, the overall Levels of Service (LOS) remain acceptable at each intersection.

D.3. 2025 Build Conditions Capacity Analysis

The results of the 2025 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 10.

Table 4: 2025 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Gainesville St & Lights Ferry Rd	Stop-Control	SB	B	11.4	B	13.6
			WBL	A	7.7	A	7.7
2	Gainesville St & Spring St	Stop-Control	NB	A	7.3	A	7.9
			SB	A	8.1	A	9.0
			EB	A	0.0	A	7.9
			WB	A	7.1	A	8.3
3	McEver Rd & Gainesville St / GC Crow Rd	Signal	Overall	C	21.6	C	20.1
			EB	C	22.2	B	19.3
			WB	C	20.8	B	18.3
			NB	C	27.4	C	29.8
			SB	C	20.2	C	23.5
4	Gainesville St & Site Dwy 1 / Site Dwy 3	Stop-Control	EB	A	9.4	B	10.2
			WB	A	9.6	B	10.7
			NBL	A	7.5	A	7.5
			SBL	A	7.4	A	7.6
5	Gainesville St & Site Dwy 2 / Site Dwy 4	Stop-Control	EB	A	9.5	B	10.4
			WB	A	9.7	B	10.8
			NBL	A	7.4	A	7.5
			SBL	A	7.4	A	7.6

As shown in Table 4, the addition of project traffic to the study intersections is expected to have minimal impact on the operation of the study intersections. The delays increase slightly with the addition of the expected project traffic; however, the overall Levels of Service remain acceptable. The addition of the two full access driveways along Gainesville Street do not impact the functionality of traffic operations along the roadway.

E. Turn Lane Evaluations

The need for turn lanes was evaluated for the four proposed site driveways along Gainesville Street using methodologies from the Georgia Department of Transportation (GDOT) Access Manual. The results of the evaluation are summarized in Table 5. It is noted that Gainesville Street is not a state route.

The ADT data collected in May 2022 shows the average weekday traffic to be approximately 2,100 vehicles per day along Gainesville Street. The speed limit on Gainesville Street is 35 miles per hour.

At the southeast driveway (site driveway 1), the northbound right-turning traffic is expected to be 225 vehicles per day, and the southbound left-turning traffic is expected to be 126 vehicles per day.

At the southwest driveway (site driveway 3), the northbound right-turning traffic is expected to be 27 vehicles per day, and the southbound left-turning traffic is expected to be 27 vehicles per day.

At the northeast driveway (site driveway 2), the northbound right-turning traffic is expected to be 510 vehicles per day, and the southbound left-turning traffic is expected to be 466 vehicles per day.

At the northwest driveway (site driveway 4), the northbound right-turning traffic is expected to be 27 vehicles per day, and the southbound left-turning traffic is expected to be 27 vehicles per day.

Table 5: GDOT Turn Lane Evaluations

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
4	Gainesville St & Site Dwy 1 / Site Dwy 3	NBR	225 RT/Day	200 RT/Day	YES
		NBL	27 LT/Day	300 LT/Day	NO
		SBR	27 RT/Day	200 RT/Day	NO
		SBL	126 LT/Day	300 LT/Day	NO
5	Gainesville St & Site Dwy 2 / Site Dwy 4	NBR	510 RT/Day	200 RT/Day	YES
		NBL	27 LT/Day	300 LT/Day	NO
		SBR	27 RT/Day	200 RT/Day	NO
		SBL	466 LT/Day	300 LT/Day	YES

As shown in Table 5, site driveway 1 warrants a northbound right-turn deceleration lane, and site driveway 2 warrants both a northbound right-turn deceleration lane and a southbound left-turn lane.

F. Conclusions

A new residential development is proposed for construction along Gainesville Street in the City of Flowery Branch, Hall County, Georgia. The proposed development will consist of 186 single family homes and 149 townhomes. The development will utilize four (4) new full-access driveways along Gainesville Street with driveways 1 and 3 being opposite each other and driveways 2 and 4 being opposite each other. The development has a projected build-out date of 2025.

When complete, the development is expected to generate a total of 2,870 new daily trips, 203 trips during the AM peak hour (56 entering and 17 exiting), and 263 during the PM peak hour (160 entering and 103 exiting).

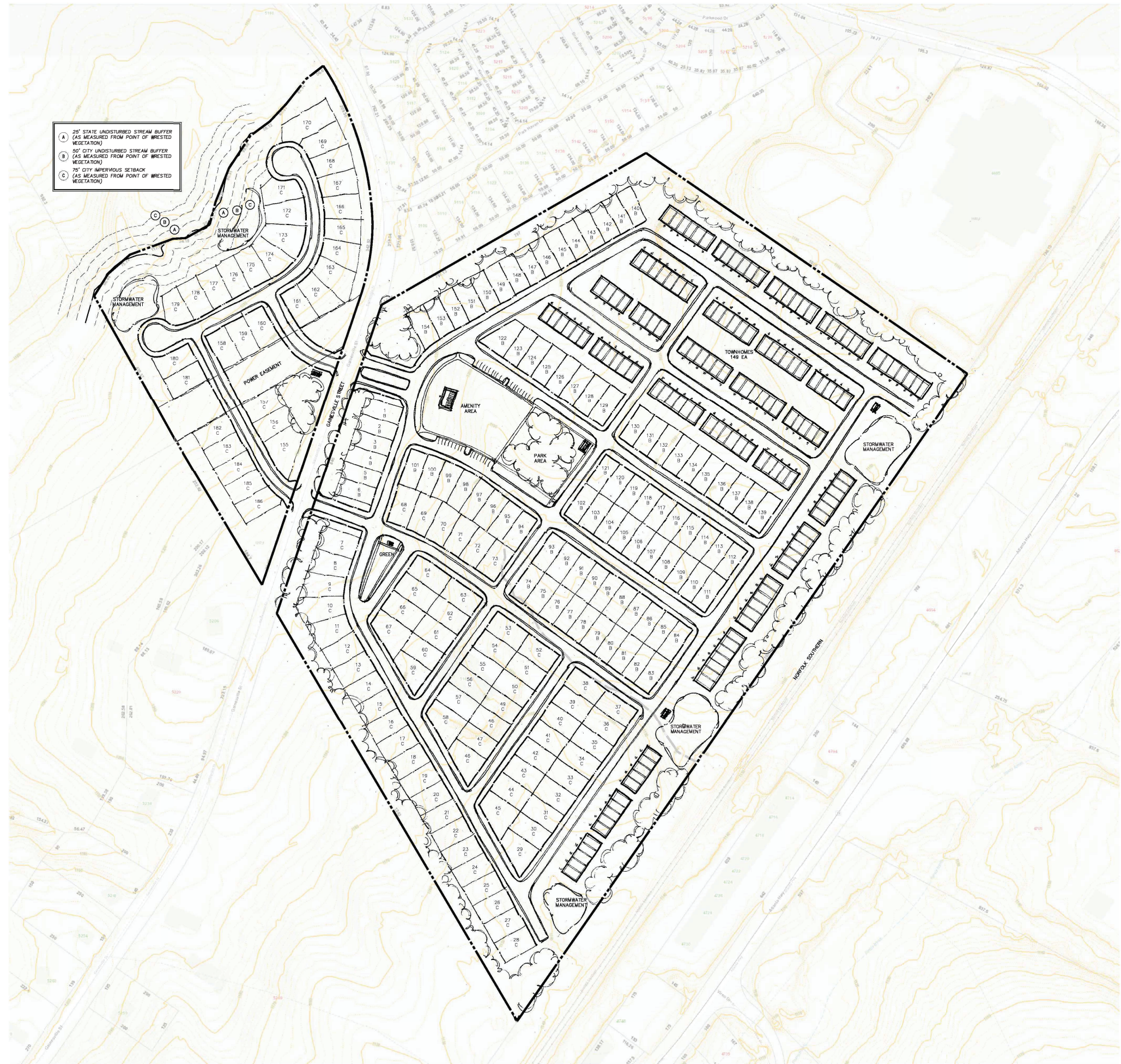
Overall traffic operations at the study intersections are satisfactory in the existing conditions. Traffic operations are expected to worsen slightly as evidenced in the No-Build conditions due to the anticipated growth in the study area.

The addition of project traffic is expected to have minimal impact on the LOS and delays at the study intersections with each approach expecting to operate with acceptable levels of service. The proposed driveways are expected to have minimal impact on traffic operations along Gainesville Street.

The southeast driveway (site driveway 1) warrants a right-turn deceleration lane. The northeast driveway (site driveway 2) warrants both a right-turn deceleration lane and a left-turn lane. Turn lanes are not warranted for the driveways on the west side of Gainesville Street (site driveways 3 & 4).

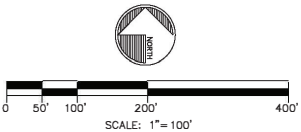
Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

APPENDIX A: DEVELOPMENT CONCEPT PLAN



- 25' STATE UNDISTURBED STREAM BUFFER
(AS MEASURED FROM POINT OF INSTALLED VEGETATION)
- 50' CITY UNDISTURBED STREAM BUFFER
(AS MEASURED FROM POINT OF INSTALLED VEGETATION)
- 75' CITY IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF INSTALLED VEGETATION)

SITE ANALYSIS			
	NORTH TRACT	SOUTH TRACT	TOTAL
SITE AREA	11 ACRES±	49 ACRES±	60 ACRES±
(A) 24' X 50' TOWNHOMES	0 UNITS	149 UNITS	149 UNITS
(B) 45' X 100' DETACHED LOT	0 UNITS	87 UNITS	87 UNITS
(C) 55' X 100' DETACHED LOT	32 UNITS	67 UNITS	99 UNITS
TOTALS	32 UNITS	323 UNITS	355 UNITS
PROPOSED DENSITY	2.91 U/AC	6.18 U/AC	5.58 U/AC



CP&E

CHRISTOPHER PLANNING
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GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2024)

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christopher@christopherplanning.com

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CONCEPT PLAN
FOR:

**5183
GAINESVILLE
STREET**

LAND LOT 98
8TH DISTRICT
FLOWERY BRANCH
HALL COUNTY, GEORGIA

FOR:


**EDGE CITY
PROPERTIES**

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096
CONTACT: MR. MIKE DYE
770.814.4500

REVISIONS

DATE:
APRIL 13, 2022

CP&E DRAWING NO:
2022108cp3.dwg

CONCEPT
SITE PLAN

CP.3

SHEET NO.

APPENDIX B:
TRAFFIC COUNTS
& GROWTH RATE
DEVELOPMENT WORKSHEET



[Click here for Map](#)

Peak Hour Turning Movement Count

Flowery Branch, GA



Marr Traffic
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Tuesday, May 17, 2022	
Period	0700 - 0900
Peak Hour	0700 - 0800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

All vehicles	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)						
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total		
	Time																					
	0700 - 0715	3	16	4	0	23	34	11	22	0	67	11	74	0	0	85	4	82	36	0	122	297
	0715 - 0730	5	16	5	0	26	78	23	17	0	118	12	88	4	0	104	3	77	36	0	116	364
	0730 - 0745	2	4	8	0	14	73	16	26	0	115	14	113	1	0	128	4	99	31	0	134	391
	0745 - 0800	6	10	16	0	32	71	8	17	0	96	6	105	1	0	112	6	76	16	0	98	338
	Total	16	46	33	0	95	256	58	82	0	396	43	380	6	0	429	17	334	119	0	470	1390
	Approach %	16.84	48.42	34.74	0.00	-	64.65	14.65	20.71	0.00	-	10.02	88.58	1.40	0.00	-	3.62	71.06	25.32	0.00	-	-
	PHF	0.67	0.72	0.52	0.00	0.74	0.82	0.63	0.79	0.00	0.84	0.77	0.84	0.38	0.00	0.84	0.71	0.84	0.83	0.00	0.88	0.89

Passenger Vehicles (1-3)

Passenger Vehicles (1-3)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)						
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total		
0700 - 0715	3	16	4	0	23	34	11	20	0	65	10	69	0	0	79	3	79	34	0	116	283	
0715 - 0730	5	16	4	0	25	75	22	17	0	114	8	85	4	0	97	3	74	35	0	112	348	
0730 - 0745	2	4	8	0	14	73	16	26	0	115	14	106	1	0	121	4	95	30	0	129	379	
0745 - 0800	6	10	15	0	31	70	8	17	0	95	5	100	1	0	106	6	69	15	0	90	322	
Total	16	46	31	0	93	252	57	80	0	389	37	360	6	0	403	16	317	114	0	447	1332	
Approach %	17.20	49.46	33.33	0.00	-	64.78	14.65	20.57	0.00	-	9.18	89.33	1.49	0.00	-	3.58	70.92	25.50	0.00	-	-	
PHF	0.67	0.72	0.52	0.00	0.75	0.84	0.65	0.77	0.00	0.85	0.66	0.85	0.38	0.00	0.83	0.67	0.83	0.81	0.00	0.87	0.88	

Single Unit Trucks (4-7)

Single Unit Trucks (4-7)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)						
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total		
0700 - 0715	0	0	0	0	0	0	0	1	0	1	1	3	0	0	4	0	2	2	0	4	9	
0715 - 0730	0	0	1	0	1	3	1	0	0	4	4	3	0	0	7	0	2	1	0	3	15	
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	0	4	1	0	5	11	
0745 - 0800	0	0	0	0	0	1	0	0	0	1	1	4	0	0	5	0	6	1	0	7	13	
Total	0	0	1	0	1	4	1	1	0	6	6	16	0	0	22	0	14	5	0	19	48	
Approach %	0.00	0.00	100.00	0.00	-	66.67	16.67	16.67	0.00	-	27.27	72.73	0.00	0.00	-	0.00	73.68	26.32	0.00	-	-	
PHF	0.00	0.00	0.25	0.00	0.25	0.33	0.25	0.25	0.00	0.38	0.38	0.67	0.00	0.00	0.79	0.00	0.58	0.63	0.00	0.68	0.80	

Combination Trucks (8-13)

Time		Northbound					Southbound					Eastbound					Westbound					Int Total
		Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
		Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
0700 - 0715		0	0	0	0	0	0	0	1	0	1	0	2	0	0	2	1	1	0	0	2	5
0715 - 0730		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
0730 - 0745		0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1
0745 - 0800		0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	3
Total		0	0	1	0	1	0	0	1	0	1	0	4	0	0	4	1	3	0	0	4	10
Approach %		0.00	0.00	100.00	0.00	-	0.00	0.00	100.00	0.00	-	0.00	100.00	0.00	0.00	-	25.00	75.00	0.00	0.00	-	-
PHF		0.00	0.00	0.25	0.00	0.25	0.00	0.00	0.25	0.00	0.25	0.00	0.50	0.00	0.00	0.50	0.25	0.75	0.00	0.00	0.50	0.50

Bikes

Time	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	



[Click here for Map](#)

Peak Hour Turning Movement Count

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Tuesday, May 17, 2022	
Period	1600 - 1800
Peak Hour	1700 - 1800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

All vehicles		Northbound					Southbound					Eastbound					Westbound					Int Total
		Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
Time	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total		
1700 - 1715	1	22	8	0	31	33	14	17	0	64	30	111	0	0	141	11	129	30	0	170	406	
1715 - 1730	3	17	5	0	25	41	9	12	0	62	24	110	0	0	134	8	98	44	0	150	371	
1730 - 1745	1	16	6	0	23	35	20	24	0	79	26	145	2	0	173	10	91	51	0	152	427	
1745 - 1800	2	14	11	0	27	33	13	9	0	55	30	106	2	0	138	6	99	48	0	153	373	
Total	7	69	30	0	106	142	56	62	0	260	110	472	4	0	586	35	417	173	0	625	1577	
Approach %	6.60	65.09	28.30	0.00	-	54.62	21.54	23.85	0.00	-	18.77	80.55	0.68	0.00	-	5.60	66.72	27.68	0.00	-	-	
PHF	0.58	0.78	0.68	0.00	0.85	0.87	0.70	0.65	0.00	0.82	0.92	0.81	0.50	0.00	0.85	0.80	0.81	0.85	0.00	0.92	0.92	

Passenger Vehicles (1-3)

Passenger Vehicles (1-3)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)						
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total		
1700 - 1715	1	22	8	0	31	32	14	16	0	62	30	108	0	0	138	11	124	29	0	164	395	
1715 - 1730	3	17	5	0	25	40	9	12	0	61	24	106	0	0	130	8	98	43	0	149	365	
1730 - 1745	1	16	6	0	23	35	20	24	0	79	26	142	2	0	170	10	86	51	0	147	419	
1745 - 1800	2	14	10	0	26	33	13	9	0	55	29	102	2	0	133	6	98	48	0	152	366	
Total	7	69	29	0	105	140	56	61	0	257	109	458	4	0	571	35	406	171	0	612	1545	
Approach %	6.67	65.71	27.62	0.00	-	54.47	21.79	23.74	0.00	-	19.09	80.21	0.70	0.00	-	5.72	66.34	27.94	0.00	-	-	
PHF	0.58	0.78	0.73	0.00	0.85	0.88	0.70	0.64	0.00	0.81	0.91	0.81	0.50	0.00	0.84	0.80	0.82	0.84	0.00	0.93	0.92	

Single Unit Trucks (4-7)

Single Unit Trucks (4-7)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)						
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total		
1700 - 1715	0	0	0	0	0	1	0	1	0	2	0	3	0	0	3	0	3	1	0	4	9	
1715 - 1730	0	0	0	0	0	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	4	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	3	0	0	3	5	
1745 - 1800	0	0	1	0	1	0	0	0	0	0	1	4	0	0	5	0	0	0	0	0	6	
Total	0	0	1	0	1	2	0	1	0	3	1	12	0	0	13	0	6	1	0	7	24	
Approach %	0.00	0.00	100.00	0.00	-	66.67	0.00	33.33	0.00	-	7.69	92.31	0.00	0.00	-	0.00	85.71	14.29	0.00	-	-	
PHF	0.00	0.00	0.25	0.00	0.25	0.50	0.00	0.25	0.00	0.38	0.25	0.75	0.00	0.00	0.65	0.00	0.50	0.25	0.00	0.44	0.67	

Combination Trucks (8-13)

Time		Northbound					Southbound					Eastbound					Westbound					Int Total
		Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
		Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
1700 - 1715		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
1715 - 1730		0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	2	
1730 - 1745		0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	3	
1745 - 1800		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
Total		0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	5	1	0	6	8	
Approach %		0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	83.33	16.67	0.00	-	
PHF		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.50	0.00	0.63	0.25	0.00	0.75	
																					0.67	

Bikes

Time	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || All vehicles

Flowery Branch, GA



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Site 1 of 3

Gainesville St
Gc Crow Rd
McEver Rd (West)
McEver Rd (East)

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.199083°, -83.922422°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					Int
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Total
0700 - 0715	3	16	4	0	23	34	11	22	0	67	11	74	0	0	85	4	82	36	0	122	297
0715 - 0730	5	16	5	0	26	78	23	17	0	118	12	88	4	0	104	3	77	36	0	116	364
0730 - 0745	2	4	8	0	14	73	16	26	0	115	14	113	1	0	128	4	99	31	0	134	391
0745 - 0800	6	10	16	0	32	71	8	17	0	96	6	105	1	0	112	6	76	16	0	98	338
Hourly Total	16	46	33	0	95	256	58	82	0	396	43	380	6	0	429	17	334	119	0	470	1390
0800 - 0815	3	2	0	0	5	24	5	21	0	50	6	88	1	0	95	4	85	27	0	116	266
0815 - 0830	6	4	3	0	13	30	12	25	0	67	14	78	2	0	94	2	63	24	0	89	263
0830 - 0845	1	5	2	0	8	24	5	24	0	53	13	89	1	0	103	2	73	15	0	90	254
0845 - 0900	3	2	2	0	7	18	11	12	0	41	14	53	0	0	67	1	76	25	0	102	217
Hourly Total	13	13	7	0	33	96	33	82	0	211	47	308	4	0	359	9	297	91	0	397	1000
Grand Total	29	59	40	0	128	352	91	164	0	607	90	688	10	0	788	26	631	210	0	867	2390
Approach %	22.66	46.09	31.25	0.00	-	57.99	14.99	27.02	0.00	-	11.42	87.31	1.27	0.00	-	3.00	72.78	24.22	0.00	-	
Intersection %	1.21	2.47	1.67	0.00	5.36	14.73	3.81	6.86	0.00	25.40	3.77	28.79	0.42	0.00	32.97	1.09	26.40	8.79	0.00	36.28	
PHF	0.67	0.72	0.52	0.00	0.74	0.82	0.63	0.79	0.00	0.84	0.77	0.84	0.38	0.00	0.84	0.71	0.84	0.83	0.00	0.88	0.89

1600 - 1800 (Weekday 2h Session) (05-17-2022)

All vehicles

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
1600 - 1615	2	14	7	0	23	21	10	10	0	41	18	79	4	0	101	7	93	27	0	127	292
1615 - 1630	2	10	2	0	14	20	10	15	0	45	26	89	1	0	116	7	93	23	0	123	298
1630 - 1645	0	21	5	0	26	33	19	23	0	75	25	110	4	0	139	6	87	34	0	127	367
1645 - 1700	1	15	5	0	21	33	10	13	0	56	16	94	6	0	116	8	111	28	0	147	340
Hourly Total	5	60	19	0	84	107	49	61	0	217	85	372	15	0	472	28	384	112	0	524	1297
1700 - 1715	1	22	8	0	31	33	14	17	0	64	30	111	0	0	141	11	129	30	0	170	406
1715 - 1730	3	17	5	0	25	41	9	12	0	62	24	110	0	0	134	8	98	44	0	150	371
1730 - 1745	1	16	6	0	23	35	20	24	0	79	26	145	2	0	173	10	91	51	0	152	427
1745 - 1800	2	14	11	0	27	33	13	9	0	55	30	106	2	0	138	6	99	48	0	153	373
Hourly Total	7	69	30	0	106	142	56	62	0	260	110	472	4	0	586	35	417	173	0	625	1577
Grand Total	12	129	49	0	190	249	105	123	0	477	195	844	19	0	1058	63	801	285	0	1149	2874
Approach %	6.32	67.89	25.79	0.00	-	52.20	22.01	25.79	0.00	-	18.43	79.77	1.80	0.00	-	5.48	69.71	24.80	0.00	-	-
Intersection %	0.42	4.49	1.70	0.00	6.61	8.66	3.65	4.28	0.00	16.60	6.78	29.37	0.66	0.00	36.81	2.19	27.87	9.92	0.00	39.98	-
PHF	0.58	0.78	0.68	0.00	0.85	0.87	0.70	0.65	0.00	0.82	0.92	0.81	0.50	0.00	0.85	0.80	0.81	0.85	0.00	0.92	0.92

Classified Turn Movement Count || Passenger Vehicles (1-3)

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Site 1 of 3

Gainesville St
Gc Crow Rd
McEver Rd (West)
McEver Rd (East)

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.199083°, -83.922422°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Passenger Vehicles (1-3)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
0700 - 0715	3	16	4	0	23	34	11	20	0	65	10	69	0	0	79	3	79	34	0	116	283
0715 - 0730	5	16	4	0	25	75	22	17	0	114	8	85	4	0	97	3	74	35	0	112	348
0730 - 0745	2	4	8	0	14	73	16	26	0	115	14	106	1	0	121	4	95	30	0	129	379
0745 - 0800	6	10	15	0	31	70	8	17	0	95	5	100	1	0	106	6	69	15	0	90	322
Hourly Total	16	46	31	0	93	252	57	80	0	389	37	360	6	0	403	16	317	114	0	447	1332
0800 - 0815	3	2	0	0	5	24	5	20	0	49	6	82	1	0	89	3	80	26	0	109	252
0815 - 0830	6	4	2	0	12	30	12	24	0	66	14	71	1	0	86	2	54	24	0	80	244
0830 - 0845	1	4	2	0	7	24	5	24	0	53	13	79	1	0	93	2	66	14	0	82	235
0845 - 0900	3	2	2	0	7	16	11	12	0	39	11	46	0	0	57	1	67	23	0	91	194
Hourly Total	13	12	6	0	31	94	33	80	0	207	44	278	3	0	325	8	267	87	0	362	925
Grand Total	29	58	37	0	124	346	90	160	0	596	81	638	9	0	728	24	584	201	0	809	2257
Approach %	23.39	46.77	29.84	0.00	-	58.05	15.10	26.85	0.00	-	11.13	87.64	1.24	0.00	-	2.97	72.19	24.85	0.00	-	-
Intersection %	1.28	2.57	1.64	0.00	5.49	15.33	3.99	7.09	0.00	26.41	3.59	28.27	0.40	0.00	32.26	1.06	25.88	8.91	0.00	35.84	-

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Passenger Vehicles (1-3)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
1600 - 1615	2	14	7	0	23	20	9	10	0	39	18	75	3	0	96	7	91	26	0	124	282
1615 - 1630	2	10	2	0	14	19	10	15	0	44	26	83	1	0	110	7	88	23	0	118	286
1630 - 1645	0	21	5	0	26	32	19	23	0	74	25	107	4	0	136	5	80	34	0	119	355
1645 - 1700	1	15	5	0	21	33	10	12	0	55	16	90	6	0	112	8	109	28	0	145	333
Hourly Total	5	60	19	0	84	104	48	60	0	212	85	355	14	0	454	27	368	111	0	506	1256
1700 - 1715	1	22	8	0	31	32	14	16	0	62	30	108	0	0	138	11	124	29	0	164	395
1715 - 1730	3	17	5	0	25	40	9	12	0	61	24	106	0	0	130	8	98	43	0	149	365
1730 - 1745	1	16	6	0	23	35	20	24	0	79	26	142	2	0	170	10	86	51	0	147	419
1745 - 1800	2	14	10	0	26	33	13	9	0	55	29	102	2	0	133	6	98	48	0	152	366
Hourly Total	7	69	29	0	105	140	56	61	0	257	109	458	4	0	571	35	406	171	0	612	1545
Grand Total	12	129	48	0	189	244	104	121	0	469	194	813	18	0	1025	62	774	282	0	1118	2801
Approach %	6.35	68.25	25.40	0.00	-	52.03	22.17	25.80	0.00	-	18.93	79.32	1.76	0.00	-	5.55	69.23	25.22	0.00	-	
Intersection %	0.43	4.61	1.71	0.00	6.75	8.71	3.71	4.32	0.00	16.74	6.93	29.03	0.64	0.00	36.59	2.21	27.63	10.07	0.00	39.91	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Site 1 of 3

Gainesville St
Gc Crow Rd
McEver Rd (West)
McEver Rd (East)

Date

Tuesday, May 17, 2022

Lat/Long

34.199083°, -83.922422°

Weather

Fair
74°F

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Single Unit Trucks (4-7)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
0700 - 0715	0	0	0	0	0	0	0	1	0	1	1	3	0	0	4	0	2	2	0	4	9
0715 - 0730	0	0	1	0	1	3	1	0	0	4	4	3	0	0	7	0	2	1	0	3	15
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	0	4	1	0	5	11
0745 - 0800	0	0	0	0	0	1	0	0	0	1	1	4	0	0	5	0	6	1	0	7	13
Hourly Total	0	0	1	0	1	4	1	1	0	6	6	16	0	0	22	0	14	5	0	19	48
0800 - 0815	0	0	0	0	0	0	0	1	0	1	0	5	0	0	5	1	5	1	0	7	13
0815 - 0830	0	0	1	0	1	0	0	1	0	1	0	5	0	0	5	0	8	0	0	8	15
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	5	1	0	6	13
0845 - 0900	0	0	0	0	0	2	0	0	0	2	2	6	0	0	8	0	7	1	0	8	18
Hourly Total	0	0	1	0	1	2	0	2	0	4	2	23	0	0	25	1	25	3	0	29	59
Grand Total	0	0	2	0	2	6	1	3	0	10	8	39	0	0	47	1	39	8	0	48	107
Approach %	0.00	0.00	100.00	0.00	-	60.00	10.00	30.00	0.00	-	17.02	82.98	0.00	0.00	-	2.08	81.25	16.67	0.00	-	-
Intersection %	0.00	0.00	1.87	0.00	1.87	5.61	0.93	2.80	0.00	9.35	7.48	36.45	0.00	0.00	43.93	0.93	36.45	7.48	0.00	44.86	-

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Single Unit Trucks (4-7)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
1600 - 1615	0	0	0	0	0	1	1	0	0	2	0	3	1	0	4	0	2	1	0	3	9
1615 - 1630	0	0	0	0	0	1	0	0	0	1	0	5	0	0	5	0	4	0	0	4	10
1630 - 1645	0	0	0	0	0	1	0	0	0	1	0	3	0	0	3	0	6	0	0	6	10
1645 - 1700	0	0	0	0	0	0	0	1	0	1	0	4	0	0	4	0	1	0	0	1	6
Hourly Total	0	0	0	0	0	3	1	1	0	5	0	15	1	0	16	0	13	1	0	14	35
1700 - 1715	0	0	0	0	0	1	0	1	0	2	0	3	0	0	3	0	3	1	0	4	9
1715 - 1730	0	0	0	0	0	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	4
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	3	0	0	3	5
1745 - 1800	0	0	1	0	1	0	0	0	0	0	1	4	0	0	5	0	0	0	0	0	6
Hourly Total	0	0	1	0	1	2	0	1	0	3	1	12	0	0	13	0	6	1	0	7	24
Grand Total	0	0	1	0	1	5	1	2	0	8	1	27	1	0	29	0	19	2	0	21	59
Approach %	0.00	0.00	100.00	0.00	-	62.50	12.50	25.00	0.00	-	3.45	93.10	3.45	0.00	-	0.00	90.48	9.52	0.00	-	
Intersection %	0.00	0.00	1.69	0.00	1.69	8.47	1.69	3.39	0.00	13.56	1.69	45.76	1.69	0.00	49.15	0.00	32.20	3.39	0.00	35.59	

Classified Turn Movement Count || Combination Trucks (8-13)

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Site 1 of 3

Gainesville St
Gc Crow Rd
McEver Rd (West)
McEver Rd (East)

Date

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0700 - 0900 (Weekday 2h Session) (05-17-2022)

Combination Trucks (8-13)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
0700 - 0715	0	0	0	0	0	0	0	1	0	1	0	2	0	0	2	1	1	0	0	2	5
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
0745 - 0800	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	3
Hourly Total	0	0	1	0	1	0	0	1	0	1	0	4	0	0	4	1	3	0	0	4	10
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	2	1	0	3	0	1	0	0	1	4
0830 - 0845	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	0	2	0	0	2	6
0845 - 0900	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	2	1	0	3	5
Hourly Total	0	1	0	0	1	0	0	0	0	0	1	7	1	0	9	0	5	1	0	6	16
Grand Total	0	1	1	0	2	0	0	1	0	1	1	11	1	0	13	1	8	1	0	10	26
Approach %	0.00	50.00	50.00	0.00	-	0.00	0.00	100.00	0.00	-	7.69	84.62	7.69	0.00	-	10.00	80.00	10.00	0.00	-	
Intersection %	0.00	3.85	3.85	0.00	7.69	0.00	0.00	3.85	0.00	3.85	3.85	42.31	3.85	0.00	50.00	3.85	30.77	3.85	0.00	38.46	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Combination Trucks (8-13)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	2
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	1	3	0	0	4	6
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	2
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	3
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	5	1	0	6	8
Grand Total	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	1	8	1	0	10	14
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	10.00	80.00	10.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.57	0.00	0.00	28.57	7.14	57.14	7.14	0.00	71.43	

Classified Turn Movement Count || Bikes

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Site 1 of 3

Gainesville St
Gc Crow Rd
McEver Rd (West)
McEver Rd (East)

Date

Tuesday, May 17, 2022

Lat/Long

34.199083°, -83.922422°

Weather

Fair
74°F

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Bikes

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Bikes

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St					Gc Crow Rd					McEver Rd (West)					McEver Rd (East)					
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Pedestrian Count || All vehicles

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Site 1 of 3

Gainesville St
Gc Crow Rd
McEver Rd (West)
McEver Rd (East)

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.199083°, -83.922422°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Pedestrians

TIME	Northbound				Southbound				Eastbound				Westbound				Int Total	
	Gainesville St				Gc Crow Rd				McEver Rd (West)				McEver Rd (East)					
	EB 1a	WB 1b	App Total		EB 1c	WB 1d	App Total		NB 1e	SB 1f	App Total		NB 1g	SB 1h	App Total			
0700 - 0715	0	0	0		0	0	0		0	0	0		0	0	0		0	0
0715 - 0730	0	0	0		0	0	0		0	0	0		0	0	0		0	0
0730 - 0745	0	0	0		0	0	0		0	0	0		0	0	0		0	0
0745 - 0800	0	0	0		0	0	0		0	0	0		0	0	0		0	0
Hourly Total	0	0	0		0	0	0		0	0	0		0	0	0		0	0
0800 - 0815	0	0	0		0	0	0		0	0	0		0	0	0		0	0
0815 - 0830	0	0	0		0	0	0		0	0	0		0	0	0		0	0
0830 - 0845	0	0	0		0	0	0		0	0	0		0	0	0		0	0
0845 - 0900	0	0	0		0	0	0		0	0	0		0	0	0		0	0
Hourly Total	0	0	0		0	0	0		0	0	0		0	0	0		0	0
Grand Total	0	0	0		0	0	0		0	0	0		0	0	0		0	0
Approach %	0.00	0.00	-		0.00	0.00	-		0.00	0.00	-		0.00	0.00	-		0.00	-
Intersection %	0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Pedestrians

TIME	Northbound			Southbound			Eastbound			Westbound			Int Total
	Gainesville St			Gc Crow Rd			McEver Rd (West)			McEver Rd (East)			
	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	1	0	1	1
Hourly Total	0	0	0	0	0	0	0	0	0	1	0	1	1
Grand Total	0	0	0	0	0	0	0	0	0	1	0	1	1
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00	

Start Date: 5/17/2022	Gainesville St Northbound			Gc Crow Rd Southbound			McEver Rd (West) Eastbound			McEver Rd (East) Westbound			Total
Time	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	3	16	4	34	11	22	11	74	0	4	82	36	297
07:15 AM - 07:30 AM	5	16	5	78	23	17	12	88	4	3	77	36	364
07:30 AM - 07:45 AM	2	4	8	73	16	26	14	113	1	4	99	31	391
07:45 AM - 08:00 AM	6	10	16	71	8	17	6	105	1	6	76	16	338
08:00 AM - 08:15 AM	3	2	0	24	5	21	6	88	1	4	85	27	266
08:15 AM - 08:30 AM	6	4	3	30	12	25	14	78	2	2	63	24	263
08:30 AM - 08:45 AM	1	5	2	24	5	24	13	89	1	2	73	15	254
08:45 AM - 09:00 AM	3	2	2	18	11	12	14	53	0	1	76	25	217
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	2	14	7	21	10	10	18	79	4	7	93	27	292
04:15 PM - 04:30 PM	2	10	2	20	10	15	26	89	1	7	93	23	298
04:30 PM - 04:45 PM	0	21	5	33	19	23	25	110	4	6	87	34	367
04:45 PM - 05:00 PM	1	15	5	33	10	13	16	94	6	8	111	28	340
05:00 PM - 05:15 PM	1	22	8	33	14	17	30	111	0	11	129	30	406
05:15 PM - 05:30 PM	3	17	5	41	9	12	24	110	0	8	98	44	371
05:30 PM - 05:45 PM	1	16	6	35	20	24	26	145	2	10	91	51	427
05:45 PM - 06:00 PM	2	14	11	33	13	9	30	106	2	6	99	48	374
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0



[Click here for Map](#)

Peak Hour Turning Movement Count

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Tuesday, May 17, 2022	
Period	0700 - 0900
Peak Hour	0745 - 0845

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

All vehicles		Northbound					Southbound					Eastbound					Westbound					Int Total
		Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
Time	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total		
0745 - 0800	0	4	0	0	4	5	7	0	0	12	0	0	0	0	0	1	0	12	0	13	29	
0800 - 0815	0	4	1	0	5	9	1	0	0	10	0	0	0	0	0	2	0	5	0	7	22	
0815 - 0830	0	2	1	0	3	3	1	0	0	4	0	0	0	0	0	1	0	12	0	13	20	
0830 - 0845	0	7	0	0	7	9	5	0	0	14	0	0	0	0	0	1	0	4	0	5	26	
Total	0	17	2	0	19	26	14	0	0	40	0	0	0	0	0	5	0	33	0	38	97	
Approach %	0.00	89.47	10.53	0.00	-	65.00	35.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	13.16	0.00	86.84	0.00	-		
PHF	0.00	0.61	0.50	0.00	0.68	0.72	0.50	0.00	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.63	0.00	0.69	0.00	0.73	0.84	

Passenger Vehicles (1-3)

Passenger Vehicles (1-3)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St						
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total		
0745 - 0800	0	4	0	0	4	5	7	0	0	12	0	0	0	0	0	1	0	11	0	12	28	
0800 - 0815	0	4	1	0	5	9	1	0	0	10	0	0	0	0	0	2	0	5	0	7	22	
0815 - 0830	0	2	1	0	3	3	1	0	0	4	0	0	0	0	0	1	0	11	0	12	19	
0830 - 0845	0	7	0	0	7	8	5	0	0	13	0	0	0	0	0	1	0	3	0	4	24	
Total	0	17	2	0	19	25	14	0	0	39	0	0	0	0	0	5	0	30	0	35	93	
Approach %	0.00	89.47	10.53	0.00	-	64.10	35.90	0.00	0.00	-	0.00	0.00	0.00	0.00	-	14.29	0.00	85.71	0.00	-		
PHF	0.00	0.61	0.50	0.00	0.68	0.69	0.50	0.00	0.00	0.75	0.00	0.00	0.00	0.00	0.00	0.63	0.00	0.68	0.00	0.73	0.83	

Single Unit Trucks (4-7)

Single Unit Trucks (4-7)																						
Time	Northbound					Southbound					Eastbound					Westbound						
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St						
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	Int Total	
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-		
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.25	0.25	

Combination Trucks (8-13)

Continuation Tables (to 25)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St						
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total		
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		1
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
0830 - 0845	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	1	2	
Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2	0	2	3	
Approach %	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-	-	
PHF	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.50	0.38	

Bikes

Time	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	



[Click here for Map](#)

Peak Hour Turning Movement Count

Flowery Branch, GA



Marr Traffic
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Tuesday, May 17, 2022	
Period	1600 - 1800
Peak Hour	1630 - 1730

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

All vehicles		Northbound					Southbound					Eastbound					Westbound					Int Total
		Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
		Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
Time	1630 - 1645	0	8	1	0	9	13	7	0	0	20	1	0	0	0	1	5	0	15	0	20	50
	1645 - 1700	0	6	0	0	6	9	12	0	0	21	0	0	0	0	0	4	0	16	0	20	47
	1700 - 1715	0	10	1	0	11	15	7	2	0	24	0	0	0	0	0	5	0	12	0	17	52
	1715 - 1730	0	14	0	0	14	12	12	0	0	24	0	0	0	0	0	7	0	19	0	26	64
	Total	0	38	2	0	40	49	38	2	0	89	1	0	0	0	1	21	0	62	0	83	213
	Approach %	0.00	95.00	5.00	0.00	-	55.06	42.70	2.25	0.00	-	100.00	0.00	0.00	0.00	-	25.30	0.00	74.70	0.00	-	
	PHF	0.00	0.68	0.50	0.00	0.71	0.82	0.79	0.25	0.00	0.93	0.25	0.00	0.00	0.00	0.25	0.75	0.00	0.82	0.00	0.80	0.83

Passenger Vehicles (1-3)

Passenger Vehicles (1-3)																					
Time	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
1630 - 1645	0	8	1	0	9	10	7	0	0	17	1	0	0	0	1	5	0	15	0	20	47
1645 - 1700	0	6	0	0	6	9	12	0	0	21	0	0	0	0	0	3	0	16	0	19	46
1700 - 1715	0	10	1	0	11	15	7	2	0	24	0	0	0	0	0	4	0	12	0	16	51
1715 - 1730	0	13	0	0	13	12	12	0	0	24	0	0	0	0	0	6	0	19	0	25	62
Total	0	37	2	0	39	46	38	2	0	86	1	0	0	0	1	18	0	62	0	80	206
Approach %	0.00	94.87	5.13	0.00	-	53.49	44.19	2.33	0.00	-	100.00	0.00	0.00	0.00	-	22.50	0.00	77.50	0.00	-	
PHF	0.00	0.71	0.50	0.00	0.75	0.77	0.79	0.25	0.00	0.90	0.25	0.00	0.00	0.00	0.25	0.75	0.00	0.82	0.00	0.80	0.83

Single Unit Trucks (4-7)

Single Unit Trucks (4-7)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St						
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total		
1630 - 1645	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	
1715 - 1730	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2	
Total	0	1	0	0	1	2	0	0	0	2	0	0	0	0	0	3	0	0	0	3	6	
Approach %	0.00	100.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-		
PHF	0.00	0.25	0.00	0.00	0.25	0.25	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.75	0.00	0.00	0.00	0.75	0.75	

Combination Trucks (8-13)

Combination Trucks (8-13)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St						
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total		
1630 - 1645	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
Approach %	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-		
PHF	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	

Bikes

Bikes	Bikes																						
	Northbound					Southbound					Eastbound					Westbound							
Time	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St							Int Total
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total			
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-			
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			

Classified Turn Movement Count || All vehicles

Flowery Branch, GA



Marr Traffic
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Site 2 of 3

Gainesville St (South)
Gainesville St (North)
Driveway
Spring St

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.188153°, -83.926356°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
TIME	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
0700 - 0715	0	2	0	0	2	3	1	0	0	4	0	0	0	0	0	2	0	10	0	12	18
0715 - 0730	0	3	0	0	3	8	2	0	0	10	0	0	0	0	0	1	0	3	0	4	17
0730 - 0745	0	0	0	0	0	12	3	0	0	15	0	0	0	0	0	3	0	6	0	9	24
0745 - 0800	0	4	0	0	4	5	7	0	0	12	0	0	0	0	0	1	0	12	0	13	29
Hourly Total	0	9	0	0	9	28	13	0	0	41	0	0	0	0	0	7	0	31	0	38	88
0800 - 0815	0	4	1	0	5	9	1	0	0	10	0	0	0	0	0	2	0	5	0	7	22
0815 - 0830	0	2	1	0	3	3	1	0	0	4	0	0	0	0	0	1	0	12	0	13	20
0830 - 0845	0	7	0	0	7	9	5	0	0	14	0	0	0	0	0	1	0	4	0	5	26
0845 - 0900	0	1	0	0	1	5	2	0	0	7	0	0	0	0	0	1	0	5	0	6	14
Hourly Total	0	14	2	0	16	26	9	0	0	35	0	0	0	0	0	5	0	26	0	31	82
Grand Total	0	23	2	0	25	54	22	0	0	76	0	0	0	0	0	12	0	57	0	69	170
Approach %	0.00	92.00	8.00	0.00	-	71.05	28.95	0.00	0.00	-	0.00	0.00	0.00	0.00	-	17.39	0.00	82.61	0.00	-	
Intersection %	0.00	13.53	1.18	0.00	14.71	31.76	12.94	0.00	0.00	44.71	0.00	0.00	0.00	0.00	0.00	7.06	0.00	33.53	0.00	40.59	
PHF	0.00	0.61	0.50	0.00	0.68	0.72	0.50	0.00	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.63	0.00	0.69	0.00	0.73	0.84

1600 - 1800 (Weekday 2h Session) (05-17-2022)

All vehicles

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
1600 - 1615	0	11	0	0	11	10	13	1	0	24	0	0	0	0	0	4	0	16	0	20	55
1615 - 1630	0	7	2	0	9	8	10	0	0	18	0	0	0	0	0	2	0	14	0	16	43
1630 - 1645	0	8	1	0	9	13	7	0	0	20	1	0	0	0	1	5	0	15	0	20	50
1645 - 1700	0	6	0	0	6	9	12	0	0	21	0	0	0	0	0	4	0	16	0	20	47
Hourly Total	0	32	3	0	35	40	42	1	0	83	1	0	0	0	1	15	0	61	0	76	195
1700 - 1715	0	10	1	0	11	15	7	2	0	24	0	0	0	0	0	5	0	12	0	17	52
1715 - 1730	0	14	0	0	14	12	12	0	0	24	0	0	0	0	0	7	0	19	0	26	64
1730 - 1745	0	11	0	0	11	6	4	0	0	10	0	1	0	0	1	5	0	18	0	23	45
1745 - 1800	0	13	0	0	13	7	10	0	0	17	0	0	0	0	0	4	0	18	0	22	52
Hourly Total	0	48	1	0	49	40	33	2	0	75	0	1	0	0	1	21	0	67	0	88	213
Grand Total	0	80	4	0	84	80	75	3	0	158	1	1	0	0	2	36	0	128	0	164	408
Approach %	0.00	95.24	4.76	0.00	-	50.63	47.47	1.90	0.00	-	50.00	50.00	0.00	0.00	-	21.95	0.00	78.05	0.00	-	
Intersection %	0.00	19.61	0.98	0.00	20.59	19.61	18.38	0.74	0.00	38.73	0.25	0.25	0.00	0.00	0.49	8.82	0.00	31.37	0.00	40.20	
PHF	0.00	0.68	0.50	0.00	0.71	0.82	0.79	0.25	0.00	0.93	0.25	0.00	0.00	0.00	0.25	0.75	0.00	0.82	0.00	0.80	0.83

Classified Turn Movement Count || Passenger Vehicles (1-3)

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Site 2 of 3

Gainesville St (South)
Gainesville St (North)
Driveway
Spring St

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.188153°, -83.926356°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Passenger Vehicles (1-3)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
0700 - 0715	0	2	0	0	2	3	1	0	0	4	0	0	0	0	0	2	0	10	0	12	18
0715 - 0730	0	3	0	0	3	8	2	0	0	10	0	0	0	0	0	0	0	3	0	3	16
0730 - 0745	0	0	0	0	0	11	3	0	0	14	0	0	0	0	0	3	0	6	0	9	23
0745 - 0800	0	4	0	0	4	5	7	0	0	12	0	0	0	0	0	1	0	11	0	12	28
Hourly Total	0	9	0	0	9	27	13	0	0	40	0	0	0	0	0	6	0	30	0	36	85
0800 - 0815	0	4	1	0	5	9	1	0	0	10	0	0	0	0	0	2	0	5	0	7	22
0815 - 0830	0	2	1	0	3	3	1	0	0	4	0	0	0	0	0	1	0	11	0	12	19
0830 - 0845	0	7	0	0	7	8	5	0	0	13	0	0	0	0	0	1	0	3	0	4	24
0845 - 0900	0	1	0	0	1	5	2	0	0	7	0	0	0	0	0	1	0	5	0	6	14
Hourly Total	0	14	2	0	16	25	9	0	0	34	0	0	0	0	0	5	0	24	0	29	79
Grand Total	0	23	2	0	25	52	22	0	0	74	0	0	0	0	0	11	0	54	0	65	164
Approach %	0.00	92.00	8.00	0.00	-	70.27	29.73	0.00	0.00	-	0.00	0.00	0.00	0.00	-	16.92	0.00	83.08	0.00	-	
Intersection %	0.00	14.02	1.22	0.00	15.24	31.71	13.41	0.00	0.00	45.12	0.00	0.00	0.00	0.00	0.00	6.71	0.00	32.93	0.00	39.63	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Passenger Vehicles (1-3)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
1600 - 1615	0	10	0	0	10	10	13	1	0	24	0	0	0	0	0	4	0	16	0	20	54
1615 - 1630	0	7	2	0	9	8	10	0	0	18	0	0	0	0	0	2	0	14	0	16	43
1630 - 1645	0	8	1	0	9	10	7	0	0	17	1	0	0	0	1	5	0	15	0	20	47
1645 - 1700	0	6	0	0	6	9	12	0	0	21	0	0	0	0	0	3	0	16	0	19	46
Hourly Total	0	31	3	0	34	37	42	1	0	80	1	0	0	0	1	14	0	61	0	75	190
1700 - 1715	0	10	1	0	11	15	7	2	0	24	0	0	0	0	0	4	0	12	0	16	51
1715 - 1730	0	13	0	0	13	12	12	0	0	24	0	0	0	0	0	6	0	19	0	25	62
1730 - 1745	0	11	0	0	11	6	4	0	0	10	0	1	0	0	1	5	0	18	0	23	45
1745 - 1800	0	13	0	0	13	7	10	0	0	17	0	0	0	0	0	4	0	18	0	22	52
Hourly Total	0	47	1	0	48	40	33	2	0	75	0	1	0	0	1	19	0	67	0	86	210
Grand Total	0	78	4	0	82	77	75	3	0	155	1	1	0	0	2	33	0	128	0	161	400
Approach %	0.00	95.12	4.88	0.00	-	49.68	48.39	1.94	0.00	-	50.00	50.00	0.00	0.00	-	20.50	0.00	79.50	0.00	-	
Intersection %	0.00	19.50	1.00	0.00	20.50	19.25	18.75	0.75	0.00	38.75	0.25	0.25	0.00	0.00	0.50	8.25	0.00	32.00	0.00	40.25	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Site 2 of 3

Gainesville St (South)
Gainesville St (North)
Driveway
Spring St

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.188153°, -83.926356°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Single Unit Trucks (4-7)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	2	2
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	50.00	0.00	50.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00	0.00	100.00	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Single Unit Trucks (4-7)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
1600 - 1615	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Hourly Total	0	1	0	0	1	2	0	0	0	2	0	0	0	0	0	1	0	0	0	1	4
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
1715 - 1730	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	3
Grand Total	0	2	0	0	2	2	0	0	0	2	0	0	0	0	0	3	0	0	0	3	7
Approach %	0.00	100.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	
Intersection %	0.00	28.57	0.00	0.00	28.57	28.57	0.00	0.00	0.00	28.57	0.00	0.00	0.00	0.00	0.00	42.86	0.00	0.00	0.00	42.86	

Classified Turn Movement Count || Combination Trucks (8-13)

Flowery Branch, GA



Marr Traffic
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Site 2 of 3

Gainesville St (South)
Gainesville St (North)
Driveway
Spring St

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.188153°, -83.926356°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
TIME	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
Hourly Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	1	2
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	1	2
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	1	2
Grand Total	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	2	0	2	4
Approach %	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Combination Trucks (8-13)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1630 - 1645	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grand Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
Approach %	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Bikes

Flowery Branch, GA



Marr Traffic
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Site 2 of 3

Gainesville St (South)
Gainesville St (North)
Driveway
Spring St

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.188153°, -83.926356°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Bikes

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	-
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Bikes

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Gainesville St (South)					Gainesville St (North)					Driveway					Spring St					
	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Pedestrian Count || All vehicles

Flowery Branch, GA



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Site 2 of 3

Gainesville St (South)
Gainesville St (North)
Driveway
Spring St

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.188153°, -83.926356°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Pedestrians

	Northbound				Southbound				Eastbound				Westbound				
	Gainesville St (South)				Gainesville St (North)				Driveway				Spring St				
TIME	EB 2a	WB 2b		App Total	EB 2c	WB 2d		App Total	NB 2e	SB 2f		App Total	NB 2g	SB 2h		App Total	Int Total
0700 - 0715	0	0		0	0	0		0	0	0		0	0	0		0	0
0715 - 0730	0	0		0	0	0		0	0	0		0	0	0		0	0
0730 - 0745	0	0		0	0	0		0	0	0		0	0	0		0	0
0745 - 0800	0	0		0	0	0		0	0	0		0	0	0		0	0
Hourly Total	0	0		0	0	0		0	0	0		0	0	0		0	0
0800 - 0815	0	0		0	0	0		0	0	0		0	0	0		0	0
0815 - 0830	0	0		0	0	0		0	0	0		0	0	0		0	0
0830 - 0845	0	0		0	0	0		0	0	0		0	0	0		0	0
0845 - 0900	0	0		0	0	0		0	0	0		0	0	0		0	0
Hourly Total	0	0		0	0	0		0	0	0		0	0	0		0	0
Grand Total	0	0		0	0	0		0	0	0		0	0	0		0	0
Approach %	0.00	0.00		-	0.00	0.00		-	0.00	0.00		-	0.00	0.00		-	
Intersection %	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Pedestrians

TIME	Northbound			Southbound			Eastbound			Westbound			App Total	Int Total
	Gainesville St (South)			Gainesville St (North)			Driveway			Spring St				
	EB	WB	App Total	EB	WB	App Total	NB	SB	App Total	NB	SB	App Total		
	2a	2b		2c	2d		2e	2f		2g	2h			
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	-	-
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Start Date: 5/17/2022	Gainesville St (South) Northbound			Gainesville St (North) Southbound			Driveway Eastbound			Spring St Westbound			Total
Time	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	0	2	0	3	1	0	0	0	0	2	0	10	18
07:15 AM - 07:30 AM	0	3	0	8	2	0	0	0	0	1	0	3	17
07:30 AM - 07:45 AM	0	0	0	12	3	0	0	0	0	3	0	6	24
07:45 AM - 08:00 AM	0	4	0	5	7	0	0	0	0	1	0	12	29
08:00 AM - 08:15 AM	0	4	1	9	1	0	0	0	0	2	0	5	22
08:15 AM - 08:30 AM	0	2	1	3	1	0	0	0	0	1	0	12	20
08:30 AM - 08:45 AM	0	7	0	9	5	0	0	0	0	1	0	4	26
08:45 AM - 09:00 AM	0	1	0	5	2	0	0	0	0	1	0	5	14
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	0	11	0	10	13	1	0	0	0	4	0	16	55
04:15 PM - 04:30 PM	0	7	2	8	10	0	0	0	0	2	0	14	43
04:30 PM - 04:45 PM	0	8	1	13	7	0	1	0	0	5	0	15	50
04:45 PM - 05:00 PM	0	6	0	9	12	0	0	0	0	4	0	16	47
05:00 PM - 05:15 PM	0	10	1	15	7	2	0	0	0	5	0	12	52
05:15 PM - 05:30 PM	0	14	0	12	12	0	0	0	0	7	0	19	64
05:30 PM - 05:45 PM	0	11	0	6	4	0	0	1	0	5	0	18	45
05:45 PM - 06:00 PM	0	13	0	7	10	0	0	0	0	4	0	18	52
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0



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Peak Hour Turning Movement Count

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Tuesday, May 17, 2022	
Period	0700 - 0900
Peak Hour	0730 - 0830

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

All vehicles		Northbound					Southbound					Eastbound					Westbound					Int Total
		Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
		Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
Time	0730 - 0745	0	25	0	0	25	0	49	4	0	53	0	0	0	0	0	2	0	2	0	4	82
	0745 - 0800	0	23	0	0	23	0	45	0	0	45	0	0	0	0	0	0	0	2	0	2	70
	0800 - 0815	2	19	0	0	21	0	37	0	0	37	0	0	0	0	0	1	0	1	0	2	60
	0815 - 0830	3	20	0	0	23	0	35	1	0	36	0	0	0	0	0	3	0	0	0	3	62
	Total	5	87	0	0	92	0	166	5	0	171	0	0	0	0	0	6	0	5	0	11	274
	Approach %	5.43	94.57	0.00	0.00	-	0.00	97.08	2.92	0.00	-	0.00	0.00	0.00	0.00	-	54.55	0.00	45.45	0.00	-	
	PHF	0.42	0.87	0.00	0.00	0.92	0.00	0.85	0.31	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.63	0.00	0.69	0.84

Passenger Vehicles (1-3)

Passenger Vehicles (1-3)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)						
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total		
0730 - 0745	0	23	0	0	23	0	48	3	0	51	0	0	0	0	0	2	0	2	0	4	78	
0745 - 0800	0	23	0	0	23	0	45	0	0	45	0	0	0	0	0	0	0	2	0	2	70	
0800 - 0815	2	18	0	0	20	0	37	0	0	37	0	0	0	0	0	1	0	1	0	2	59	
0815 - 0830	3	20	0	0	23	0	35	1	0	36	0	0	0	0	0	3	0	0	0	3	62	
Total	5	84	0	0	89	0	165	4	0	169	0	0	0	0	0	6	0	5	0	11	269	
Approach %	5.62	94.38	0.00	0.00	-	0.00	97.63	2.37	0.00	-	0.00	0.00	0.00	0.00	-	54.55	0.00	45.45	0.00	-		
PHF	0.42	0.91	0.00	0.00	0.97	0.00	0.86	0.33	0.00	0.83	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.63	0.00	0.69	0.86	

Single Unit Trucks (4-7)

Single Unit Trucks (4-7)																						
Time	Northbound					Southbound					Eastbound					Westbound						
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)						
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total	
0730 - 0745	0	2	0	0	2	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	4	
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0800 - 0815	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	3	0	0	3	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	5	
Approach %	0.00	100.00	0.00	0.00	-	0.00	50.00	50.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-		
PHF	0.00	0.38	0.00	0.00	0.38	0.00	0.25	0.25	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	

Combination Trucks (8-13)

Simulation Week 6 (0-15)																						
Time	Northbound					Southbound					Eastbound					Westbound						
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)						
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total	
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-		
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bikes

Time	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	



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Peak Hour Turning Movement Count

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Tuesday, May 17, 2022	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

All Vehicles	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
Time																					
1645 - 1700	6	57	0	0	63	0	55	1	0	56	0	0	0	0	0	3	1	2	0	6	
1700 - 1715	8	57	0	0	65	0	35	2	0	37	0	0	0	0	0	4	1	3	0	8	
1715 - 1730	9	48	0	0	57	0	41	2	0	43	0	0	0	0	0	4	1	3	0	8	
1730 - 1745	8	67	0	0	75	0	46	1	0	47	0	0	0	0	0	2	1	2	0	5	
Total	31	229	0	0	260	0	177	6	0	183	0	0	0	0	0	13	4	10	0	27	
Approach %	11.92	88.08	0.00	0.00	-	0.00	96.72	3.28	0.00	-	0.00	0.00	0.00	0.00	-	48.15	14.81	37.04	0.00	-	
PHF	0.86	0.85	0.00	0.00	0.87	0.00	0.80	0.75	0.00	0.82	0.00	0.00	0.00	0.00	0.00	0.81	1.00	0.83	0.00	0.84	
																				0.93	

Passenger Vehicles (1-3)

Passenger Vehicles (1-3)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)						
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total		
1645 - 1700	6	57	0	0	63	0	55	1	0	56	0	0	0	0	0	3	1	2	0	6	125	
1700 - 1715	8	57	0	0	65	0	35	2	0	37	0	0	0	0	0	4	1	2	0	7	109	
1715 - 1730	9	48	0	0	57	0	41	2	0	43	0	0	0	0	0	4	1	3	0	8	108	
1730 - 1745	8	67	0	0	75	0	46	1	0	47	0	0	0	0	0	2	1	2	0	5	127	
Total	31	229	0	0	260	0	177	6	0	183	0	0	0	0	0	13	4	9	0	26	469	
Approach %	11.92	88.08	0.00	0.00	-	0.00	96.72	3.28	0.00	-	0.00	0.00	0.00	0.00	-	50.00	15.38	34.62	0.00	-		
PHF	0.86	0.85	0.00	0.00	0.87	0.00	0.80	0.75	0.00	0.82	0.00	0.00	0.00	0.00	0.00	0.81	1.00	0.75	0.00	0.81	0.92	

Single Unit Trucks (4-7)

Single Unit Trucks (4-7)																						
Time	Northbound					Southbound					Eastbound					Westbound					Int Total	
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)						
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total		
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-		
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.25	0.25	

Combination Trucks (8-13)

Combination Trucks (8-13)																						
Time	Northbound					Southbound					Eastbound					Westbound						
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)						
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Right 3.14	U-Turn 3.15	U-Turn 3.16	App Total	Int Total	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-		
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bikes

Bikes	Bikes																					
	Northbound					Southbound					Eastbound					Westbound						
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)						
Time	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-		
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || All vehicles

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Site 3 of 3

Lights Ferry Rd (South)
Lights Ferry Rd (North)
Gainesville St (West)
Gainesville St (East)

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.184589°, -83.929154°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

All vehicles

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
0700 - 0715	2	15	0	0	17	0	38	1	0	39	0	0	0	0	0	0	0	0	0	0	56
0715 - 0730	0	18	0	0	18	0	37	2	0	39	0	0	0	0	0	2	0	2	0	4	61
0730 - 0745	0	25	0	0	25	0	49	4	0	53	0	0	0	0	0	2	0	2	0	4	82
0745 - 0800	0	23	0	0	23	0	45	0	0	45	0	0	0	0	0	0	0	2	0	2	70
Hourly Total	2	81	0	0	83	0	169	7	0	176	0	0	0	0	0	4	0	6	0	10	269
0800 - 0815	2	19	0	0	21	0	37	0	0	37	0	0	0	0	0	1	0	1	0	2	60
0815 - 0830	3	20	0	0	23	0	35	1	0	36	0	0	0	0	0	3	0	0	0	3	62
0830 - 0845	3	23	0	0	26	0	29	2	0	31	0	0	0	0	0	3	1	2	0	6	63
0845 - 0900	0	27	0	0	27	0	43	0	0	43	0	0	0	0	0	2	0	0	0	2	72
Hourly Total	8	89	0	0	97	0	144	3	0	147	0	0	0	0	0	9	1	3	0	13	257
Grand Total	10	170	0	0	180	0	313	10	0	323	0	0	0	0	0	13	1	9	0	23	526
Approach %	5.56	94.44	0.00	0.00	-	0.00	96.90	3.10	0.00	-	0.00	0.00	0.00	0.00	-	56.52	4.35	39.13	0.00	-	
Intersection %	1.90	32.32	0.00	0.00	34.22	0.00	59.51	1.90	0.00	61.41	0.00	0.00	0.00	0.00	0.00	2.47	0.19	1.71	0.00	4.37	
PHF	0.42	0.87	0.00	0.00	0.92	0.00	0.85	0.31	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.63	0.00	0.69	0.84

1600 - 1800 (Weekday 2h Session) (05-17-2022)

All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
1600 - 1615	3	61	0	0	64	0	51	3	0	54	0	0	0	0	0	1	1	1	0	3	121
1615 - 1630	5	57	0	0	62	0	36	1	0	37	0	0	0	0	0	3	0	0	0	3	102
1630 - 1645	7	47	0	0	54	0	40	1	0	41	0	0	0	0	0	2	0	4	0	6	101
1645 - 1700	6	57	0	0	63	0	55	1	0	56	0	0	0	0	0	3	1	2	0	6	125
Hourly Total	21	222	0	0	243	0	182	6	0	188	0	0	0	0	0	9	2	7	0	18	449
1700 - 1715	8	57	0	0	65	0	35	2	0	37	0	0	0	0	0	4	1	3	0	8	110
1715 - 1730	9	48	0	0	57	0	41	2	0	43	0	0	0	0	0	4	1	3	0	8	108
1730 - 1745	8	67	0	0	75	0	46	1	0	47	0	0	0	0	0	2	1	2	0	5	127
1745 - 1800	7	60	0	0	67	0	43	0	0	43	0	0	0	0	0	4	2	0	0	6	116
Hourly Total	32	232	0	0	264	0	165	5	0	170	0	0	0	0	0	14	5	8	0	27	461
Grand Total	53	454	0	0	507	0	347	11	0	358	0	0	0	0	0	23	7	15	0	45	910
Approach %	10.45	89.55	0.00	0.00	-	0.00	96.93	3.07	0.00	-	0.00	0.00	0.00	0.00	-	51.11	15.56	33.33	0.00	-	
Intersection %	5.82	49.89	0.00	0.00	55.71	0.00	38.13	1.21	0.00	39.34	0.00	0.00	0.00	0.00	0.00	2.53	0.77	1.65	0.00	4.95	
PHF	0.86	0.85	0.00	0.00	0.87	0.00	0.80	0.75	0.00	0.82	0.00	0.00	0.00	0.00	0.00	0.81	1.00	0.83	0.00	0.84	0.93

Classified Turn Movement Count || Passenger Vehicles (1-3)

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

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Site 3 of 3

Lights Ferry Rd (South)
Lights Ferry Rd (North)
Gainesville St (West)
Gainesville St (East)

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.184589°, -83.929154°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Passenger Vehicles (1-3)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
0700 - 0715	2	14	0	0	16	0	38	1	0	39	0	0	0	0	0	0	0	0	0	0	55
0715 - 0730	0	18	0	0	18	0	37	2	0	39	0	0	0	0	0	2	0	1	0	3	60
0730 - 0745	0	23	0	0	23	0	48	3	0	51	0	0	0	0	0	2	0	2	0	4	78
0745 - 0800	0	23	0	0	23	0	45	0	0	45	0	0	0	0	0	0	0	2	0	2	70
Hourly Total	2	78	0	0	80	0	168	6	0	174	0	0	0	0	0	4	0	5	0	9	263
0800 - 0815	2	18	0	0	20	0	37	0	0	37	0	0	0	0	0	1	0	1	0	2	59
0815 - 0830	3	20	0	0	23	0	35	1	0	36	0	0	0	0	0	3	0	0	0	3	62
0830 - 0845	3	22	0	0	25	0	29	2	0	31	0	0	0	0	0	3	1	2	0	6	62
0845 - 0900	0	27	0	0	27	0	43	0	0	43	0	0	0	0	0	2	0	0	0	2	72
Hourly Total	8	87	0	0	95	0	144	3	0	147	0	0	0	0	0	9	1	3	0	13	255
Grand Total	10	165	0	0	175	0	312	9	0	321	0	0	0	0	0	13	1	8	0	22	518
Approach %	5.71	94.29	0.00	0.00	-	0.00	97.20	2.80	0.00	-	0.00	0.00	0.00	0.00	-	59.09	4.55	36.36	0.00	-	
Intersection %	1.93	31.85	0.00	0.00	33.78	0.00	60.23	1.74	0.00	61.97	0.00	0.00	0.00	0.00	0.00	2.51	0.19	1.54	0.00	4.25	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Passenger Vehicles (1-3)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
1600 - 1615	3	59	0	0	62	0	51	2	0	53	0	0	0	0	0	1	1	1	0	3	118
1615 - 1630	5	55	0	0	60	0	36	1	0	37	0	0	0	0	0	3	0	0	0	3	100
1630 - 1645	7	47	0	0	54	0	40	1	0	41	0	0	0	0	0	2	0	4	0	6	101
1645 - 1700	6	57	0	0	63	0	55	1	0	56	0	0	0	0	0	3	1	2	0	6	125
Hourly Total	21	218	0	0	239	0	182	5	0	187	0	0	0	0	0	9	2	7	0	18	444
1700 - 1715	8	57	0	0	65	0	35	2	0	37	0	0	0	0	0	4	1	2	0	7	109
1715 - 1730	9	48	0	0	57	0	41	2	0	43	0	0	0	0	0	4	1	3	0	8	108
1730 - 1745	8	67	0	0	75	0	46	1	0	47	0	0	0	0	0	2	1	2	0	5	127
1745 - 1800	7	60	0	0	67	0	43	0	0	43	0	0	0	0	0	4	2	0	0	6	116
Hourly Total	32	232	0	0	264	0	165	5	0	170	0	0	0	0	0	14	5	7	0	26	460
Grand Total	53	450	0	0	503	0	347	10	0	357	0	0	0	0	0	23	7	14	0	44	904
Approach %	10.54	89.46	0.00	0.00	-	0.00	97.20	2.80	0.00	-	0.00	0.00	0.00	0.00	-	52.27	15.91	31.82	0.00	-	
Intersection %	5.86	49.78	0.00	0.00	55.64	0.00	38.38	1.11	0.00	39.49	0.00	0.00	0.00	0.00	0.00	2.54	0.77	1.55	0.00	4.87	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Site 3 of 3

Lights Ferry Rd (South)
Lights Ferry Rd (North)
Gainesville St (West)
Gainesville St (East)

Date

Tuesday, May 17, 2022

Weather

Fair
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34.184589°, -83.929154°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Single Unit Trucks (4-7)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
0700 - 0715	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
0730 - 0745	0	2	0	0	2	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	4
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	3	0	0	3	0	1	1	0	2	0	0	0	0	0	0	0	1	0	1	6
0800 - 0815	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	4	0	0	4	0	1	1	0	2	0	0	0	0	0	0	0	1	0	1	7
Approach %	0.00	100.00	0.00	0.00	-	0.00	50.00	50.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-	
Intersection %	0.00	57.14	0.00	0.00	57.14	0.00	14.29	14.29	0.00	28.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.29	0.00	14.29	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Single Unit Trucks (4-7)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
1600 - 1615	0	2	0	0	2	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	3
1615 - 1630	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	3	0	0	3	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	4
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
Grand Total	0	3	0	0	3	0	0	1	0	1	0	0	0	0	0	0	0	1	0	1	5
Approach %	0.00	100.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-	
Intersection %	0.00	60.00	0.00	0.00	60.00	0.00	0.00	20.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	20.00	

Classified Turn Movement Count || Combination Trucks (8-13)

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Site 3 of 3

Lights Ferry Rd (South)
Lights Ferry Rd (North)
Gainesville St (West)
Gainesville St (East)

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.184589°, -83.929154°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Combination Trucks (8-13)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0830 - 0845	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Grand Total	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Approach %	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	100.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Combination Trucks (8-13)

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Bikes

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Site 3 of 3

Lights Ferry Rd (South)
Lights Ferry Rd (North)
Gainesville St (West)
Gainesville St (East)

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.184589°, -83.929154°

0700 - 0900 (Weekday 2h Session) (05-17-2022)

Bikes

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Bikes

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	Lights Ferry Rd (South)					Lights Ferry Rd (North)					Gainesville St (West)					Gainesville St (East)					
	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1615 - 1630	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grand Total	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Approach %	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	100.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Pedestrian Count || All vehicles

Flowery Branch, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Site 3 of 3

Lights Ferry Rd (South)
Lights Ferry Rd (North)
Gainesville St (West)
Gainesville St (East)

Date

Tuesday, May 17, 2022

Weather

Fair
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Lat/Long

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0700 - 0900 (Weekday 2h Session) (05-17-2022)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Lights Ferry Rd (South)			Lights Ferry Rd (North)			Gainesville St (West)			Gainesville St (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (05-17-2022)

Pedestrians

TIME	Northbound			Southbound			Eastbound			Westbound			App Total	Int Total
	Lights Ferry Rd (South)			Lights Ferry Rd (North)			Gainesville St (West)			Gainesville St (East)				
	EB	WB	App Total	EB	WB	App Total	NB	SB	App Total	NB	SB	App Total		
	3a	3b		3c	3d		3e	3f		3g	3h			
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-		
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		

Start Date: 5/17/2022	Lights Ferry Rd (South)			Lights Ferry Rd (North)			Gainesville St (West)			Gainesville St (East)			Total
Time	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	2	15	0	0	38	1	0	0	0	0	0	0	56
07:15 AM - 07:30 AM	0	18	0	0	37	2	0	0	0	2	0	2	61
07:30 AM - 07:45 AM	0	25	0	0	49	4	0	0	0	2	0	2	82
07:45 AM - 08:00 AM	0	23	0	0	45	0	0	0	0	0	0	2	70
08:00 AM - 08:15 AM	2	19	0	0	37	0	0	0	0	1	0	1	60
08:15 AM - 08:30 AM	3	20	0	0	35	1	0	0	0	3	0	0	62
08:30 AM - 08:45 AM	3	23	0	0	29	2	0	0	0	3	1	2	63
08:45 AM - 09:00 AM	0	27	0	0	43	0	0	0	0	2	0	0	72
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	3	61	0	0	51	3	0	0	0	1	1	1	121
04:15 PM - 04:30 PM	5	57	0	0	36	1	0	0	0	3	0	0	102
04:30 PM - 04:45 PM	7	47	0	0	40	1	0	0	0	2	0	4	101
04:45 PM - 05:00 PM	6	57	0	0	55	1	0	0	0	3	1	2	125
05:00 PM - 05:15 PM	8	57	0	0	35	2	0	0	0	4	1	3	110
05:15 PM - 05:30 PM	9	48	0	0	41	2	0	0	0	4	1	3	108
05:30 PM - 05:45 PM	8	67	0	0	46	1	0	0	0	2	1	2	127
05:45 PM - 06:00 PM	7	60	0	0	43	0	0	0	0	4	2	0	116
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Bi-Directional Class Count || NB EB 15min

Flowery Branch, GA

Site 4

Gainesville St,
south of Park Haven Dr

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.195548°, -83.921491°


[Click here for Map](#)

0000 - 2400 (24h Session) (05-17-2022)

NB EB 15min

Time	Northbound (Movement 4.1)													15min Total	60min Total
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13		
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	1	0	0	0	0	0	0	0	0	0	0	0	0	
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0130 - 0145	0	0	0	0	0	0	0	0	1	0	0	0	0	0	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	2	1	0	0	0	0	0	0	0	0	0	0	0	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0300 - 0315	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0345 - 0400	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	2	8
0415 - 0430	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0430 - 0445	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0445 - 0500	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0500 - 0515	0	2	1	0	0	0	0	0	0	0	0	0	0	3	33
0515 - 0530	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
0530 - 0545	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
0545 - 0600	0	8	3	2	0	0	0	0	0	0	0	0	0	13	
0600 - 0615	0	7	2	1	0	0	0	0	0	0	0	0	0	10	71
0615 - 0630	0	18	5	1	0	0	0	0	0	0	0	0	0	24	
0630 - 0645	1	10	1	0	0	1	0	0	0	0	0	0	0	13	
0645 - 0700	0	20	4	0	0	0	0	0	0	0	0	0	0	24	
0700 - 0715	0	7	3	0	0	0	0	0	1	0	0	0	0	11	36
0715 - 0730	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
0730 - 0745	0	5	3	0	0	0	0	0	0	0	0	0	0	8	
0745 - 0800	0	5	2	0	0	0	0	0	0	0	0	0	0	7	
0800 - 0815	0	4	0	0	0	0	0	0	0	0	0	0	0	4	32
0815 - 0830	0	4	4	0	1	0	0	0	0	0	0	0	0	9	
0830 - 0845	0	7	3	0	0	0	0	0	1	0	0	0	0	11	
0845 - 0900	0	7	1	0	0	0	0	0	0	0	0	0	0	8	
0900 - 0915	0	5	5	0	0	0	0	0	0	0	0	0	0	10	44
0915 - 0930	0	8	4	0	0	0	0	0	0	0	0	0	0	12	
0930 - 0945	0	4	2	0	1	0	0	0	0	0	0	0	0	7	
0945 - 1000	0	13	0	1	1	0	0	0	0	0	0	0	0	15	
1000 - 1015	0	7	3	1	0	0	0	0	0	0	0	0	0	11	56
1015 - 1030	0	8	4	0	0	0	0	0	0	0	0	0	0	12	
1030 - 1045	0	7	3	1	1	0	0	0	0	0	0	0	0	12	
1045 - 1100	0	14	7	0	0	0	0	0	0	0	0	0	0	21	
1100 - 1115	0	13	5	0	0	0	0	0	0	0	0	0	0	18	53
1115 - 1130	0	6	4	0	0	0	0	0	0	0	0	0	0	10	
1130 - 1145	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
1145 - 1200	0	12	4	0	1	0	0	0	0	0	0	0	0	17	
1200 - 1215	0	7	4	0	0	0	0	0	0	0	0	0	0	11	71
1215 - 1230	0	10	6	0	0	0	0	0	0	0	0	0	0	16	
1230 - 1245	0	15	6	0	0	0	0	0	0	0	0	0	0	21	
1245 - 1300	0	19	4	0	0	0	0	0	0	0	0	0	0	23	
1300 - 1315	0	10	3	0	0	0	0	0	0	0	0	0	0	13	67
1315 - 1330	1	10	2	1	0	0	0	0	0	0	0	0	0	14	
1330 - 1345	0	12	2	0	0	0	0	0	0	0	0	0	0	14	
1345 - 1400	0	17	9	0	0	0	0	0	0	0	0	0	0	26	
1400 - 1415	0	10	5	1	1	0	0	0	0	0	0	0	0	17	63
1415 - 1430	0	9	10	0	0	0	0	0	0	0	0	0	0	19	
1430 - 1445	0	10	3	0	0	0	0	0	0	0	0	0	0	13	
1445 - 1500	0	10	2	0	1	0	0	1	0	0	0	0	0	14	
1500 - 1515	0	11	8	0	0	0	0	0	0	0	0	0	0	19	77
1515 - 1530	0	9	3	0	1	0	0	0	0	0	0	0	0	13	
1530 - 1545	0	17	7	0	0	0	0	0	0	0	0	0	0	24	
1545 - 1600	0	19	2	0	0	0	0	0	0	0	0	0	0	21	
1600 - 1615	0	24	5	0	0	0	0	0	0	0	0	0	0	29	100
1615 - 1630	0	18	6	0	0	0	0	0	0	0	0	0	0	24	
1630 - 1645	0	15	5	0	0	0	0	0	0	0	0	0	0	20	
1645 - 1700	0	22	5	0	0	0	0	0	0	0	0	0	0	27	
1700 - 1715	0	15	3	0	0	0	0	0	0	0	0	0	0	18	78
1715 - 1730	0	13	5	0	0	0	0	0	0	0	0	0	0	18	
1730 - 1745	0	14	5	0	0	0	0	0	0	0	0	0	0	19	
1745 - 1800	0	20	3	0	0	0	0	0	0	0	0	0	0	23	
1800 - 1815	0	12	1	0	0	0	0	0	0	0	0	0	0	13	71
1815 - 1830	1	14	2	0	0	0	0	0	0	0	0	0	0	17	
1830 - 1845	0	21	4	0	0	0	0	0	0	0	0	0	0	25	
1845 - 1900	0	11	5	0	0	0	0	0	0	0	0	0	0	16	
1900 - 1915	1	16	2	0	0	0	0	0	0	0	0	0	0	19	47
1915 - 1930	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
1930 - 1945	0	15	0	0	0	0	0	0	0	0	0	0	0	15	
1945 - 2000	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
2000 - 2015	0	7	1	0	0	0	0	0	0	0	0	0	0	8	23
2015 - 2030	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
2030 - 2045	1	4	0	0	0	0	0	0	0	0	0	0	0	5	
2045 - 2100	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
2100 - 2115	0	4	1	0	0	0	0	0	0	0	0	0	0	4	17
2115 - 2130	0	4	0	0	0	0	0	0	0	0	0	0	0	5	
2130 - 2145	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
2145 - 2200	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
2215 - 2230	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
2230 - 2245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2245 - 2300	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2300 - 2315	0	2	0	0	0	0	0	0	0	0	0	0	0	2	2
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Session Total	5	715	217	9	8	1	0	1	3	0	0	0	0	959
Session Average	0.05	7.45	2.26	0.09	0.08	0.01	0.00	0.01	0.03	0.00	0.00	0.00	0.00	9.99
Session Percentage	0.52	74.56	22.63	0.94	0.83	0.10	0.00	0.10	0.31	0.00	0.00	0.00	0.00	

AM Peak Hour	0545 - 0645	0600 - 0700	0615 - 0715	0530 - 0630	0900 - 1000	0545 - 0645	-	-	0615 - 0715	-	-	-	-	0615 - 0715
AM Peak Volume	1	55	13	4	2	1	0	0	1	0	0	0	0	72

Noon Peak Hour	1230 - 1330	1215 - 1315	1345 - 1445	1000 - 1100	1400 - 1500	-	-	1400 - 1500	-	-	-	-	-	1330 - 1430
Noon Peak Volume	1	54	13	2	2	0	0	1	0	0	0	0	0	76

PM Peak Hour	1815 - 1915	1600 - 1700	1600 - 1700	-	1500 - 1600	-	-	-	-	-	-	-	-	1600 - 1700
PM Peak Volume	2	79	21	0	1	0	0	0	0	0	0	0	0	100

Bi-Directional Class Count || SB WB 15min

Flowery Branch, GA

Site 4

Gainesville St,
south of Park Haven Dr

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.195548°, -83.921491°



[Click here for Map](#)

0000 - 2400 (24h Session) (05-17-2022)

SB WB 15min

Time	Southbound (Movement 4.2)													15min Total	60min Total
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13		
0000 - 0015	0	2	0	0	0	0	0	0	0	0	0	0	0	2	2
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
0115 - 0130	0	1	0	0	0	0	0	0	1	0	0	0	0	2	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0145 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0245 - 0300	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
0315 - 0330	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0330 - 0345	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
0345 - 0400	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0400 - 0415	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14
0415 - 0430	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0430 - 0445	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
0445 - 0500	0	6	0	0	0	0	0	0	0	0	0	0	0	6	
0500 - 0515	0	10	0	0	0	0	0	0	0	0	0	0	0	10	53
0515 - 0530	0	6	3	0	0	0	0	0	0	0	0	0	0	9	
0530 - 0545	0	14	6	0	0	0	0	0	0	0	0	0	0	20	
0545 - 0600	0	12	2	0	0	0	0	0	0	0	0	0	0	14	
0600 - 0615	0	10	3	0	1	1	0	0	0	0	0	0	0	15	83
0615 - 0630	0	20	2	1	0	1	0	0	1	0	0	0	0	25	
0630 - 0645	0	19	6	0	0	0	0	0	0	0	0	0	0	25	
0645 - 0700	0	14	4	0	0	0	0	0	0	0	0	0	0	18	
0700 - 0715	0	10	1	0	0	0	0	0	0	0	0	0	0	11	43
0715 - 0730	0	7	1	0	0	0	0	1	0	0	0	0	0	9	
0730 - 0745	0	8	3	0	0	0	0	0	0	0	0	0	0	11	
0745 - 0800	0	12	0	0	0	0	0	0	0	0	0	0	0	12	
0800 - 0815	1	12	2	0	0	0	0	0	0	0	0	0	0	15	67
0815 - 0830	1	12	1	0	0	0	0	0	0	0	0	0	0	14	
0830 - 0845	0	14	4	0	0	0	0	0	1	0	0	0	0	19	
0845 - 0900	0	12	6	0	1	0	0	0	0	0	0	0	0	19	
0900 - 0915	0	10	3	0	0	0	0	0	0	0	0	0	0	13	55
0915 - 0930	0	8	6	0	0	0	0	0	0	0	0	0	0	14	
0930 - 0945	0	6	2	0	0	1	0	0	0	0	0	0	0	9	
0945 - 1000	0	8	9	0	2	0	0	0	0	0	0	0	0	19	
1000 - 1015	0	18	5	0	0	0	0	0	0	0	0	0	0	23	83
1015 - 1030	0	15	3	0	1	0	0	0	0	0	0	0	0	19	
1030 - 1045	0	11	4	1	0	0	0	0	0	0	0	0	0	16	
1045 - 1100	0	18	7	0	0	0	0	0	0	0	0	0	0	25	
1100 - 1115	0	14	7	0	0	0	0	0	0	0	0	0	0	21	57
1115 - 1130	0	11	3	0	0	0	0	0	0	0	0	0	0	14	
1130 - 1145	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
1145 - 1200	0	7	5	0	0	0	0	0	0	0	0	0	0	12	
1200 - 1215	0	6	6	0	0	0	0	0	0	0	0	0	0	12	63
1215 - 1230	0	8	2	0	0	0	0	0	0	0	0	0	0	10	
1230 - 1245	0	12	4	0	1	0	0	0	0	0	0	0	0	17	
1245 - 1300	0	15	7	0	2	0	0	0	0	0	0	0	0	24	
1300 - 1315	0	10	10	0	0	0	0	0	0	0	0	0	0	20	83
1315 - 1330	0	15	5	0	0	0	0	0	0	0	0	0	0	20	
1330 - 1345	0	16	2	3	0	0	0	0	0	0	0	0	0	21	
1345 - 1400	0	18	4	0	0	0	0	0	0	0	0	0	0	22	
1400 - 1415	0	10	6	0	1	0	0	0	0	0	0	0	0	17	92
1415 - 1430	1	19	6	0	0	0	0	0	0	0	0	0	0	26	
1430 - 1445	0	12	7	1	0	0	0	1	0	0	0	0	0	21	
1445 - 1500	0	20	7	1	0	0	0	0	0	0	0	0	0	28	
1500 - 1515	0	16	2	0	0	0	0	0	0	0	0	0	0	18	84
1515 - 1530	0	16	5	0	0	0	0	0	0	0	0	0	0	21	
1530 - 1545	0	19	3	0	0	0	0	0	0	0	0	0	0	22	
1545 - 1600	0	18	5	0	0	0	0	0	0	0	0	0	0	23	
1600 - 1615	0	15	5	0	0	0	0	0	0	0	0	0	0	20	89
1615 - 1630	0	19	2	0	1	0	0	0	0	0	0	0	0	22	
1630 - 1645	0	15	4	0	1	0	0	1	0	0	0	0	0	21	
1645 - 1700	1	22	3	0	0	0	0	0	0	0	0	0	0	26	
1700 - 1715	0	24	7	0	0	0	0	0	0	0	0	0	0	31	93
1715 - 1730	0	27	1	0	0	0	0	0	0	0	0	0	0	28	
1730 - 1745	0	13	3	0	0	0	0	0	0	0	0	0	0	16	
1745 - 1800	0	13	3	0	0	0	0	0	0	0	0	0	0	18	
1800 - 1815	0	15	2	0	0	0	0	0	0	0	0	0	0	17	53
1815 - 1830	0	9	5	0	0	0	0	0	0	0	0	0	0	14	
1830 - 1845	0	10	1	0	0	0	0	0	0	0	0	0	0	11	
1845 - 1900	0	9	2	0	0	0	0	0	0	0	0	0	0	11	
1900 - 1915	0	14	1	0	0	0	0	0	0	0	0	0	0	15	42
1915 - 1930	0	4	5	0	0	0	0	0	0	0	0	0	0	9	
1930 - 1945	0	8	2	0	0	0	0	0	0	0	0	0	0	10	
1945 - 2000	0	7	1	0	0	0	0	0	0	0	0	0	0	8	
2000 - 2015	0	8	0	0	0	0	0	0	0	0	0	0	0	8	34
2015 - 2030	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
2030 - 2045	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
2045 - 2100	0	8	1	0	0	0	0	0	0	0	0	0	0	9	
2100 - 2115	0	3	0	0	0	0	0	0	0	0	0	0	0	3	19
2115 - 2130	0	5	2	0	0	0	0	0	0	0	0	0	0	7	
2130 - 2145	0	7	1	0	0	0	0	0	0	0	0	0	0	8	
2145 - 2200	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2200 - 2215	0	1	0	0	0	0	0	0	0	0	0	0	0	1	8
2215 - 2230	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
2230 - 2245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2245 - 2300	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
2300 - 2315	0	1	0	0	0	0	0	0	0	0	0	0	0	1	7
2315 - 2330	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2330 - 2345	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
2345 - 0000	0	2	0	0	0	0	0	0	0	0	0	0	0	2	

Session Total	4	867	240	7	11	3	0	3	3	0	0	0	0	1138
Session Average	0.04	9.03	2.50	0.07	0.11	0.03	0.00	0.03	0.03	0.00	0.00	0.00	0.00	11.85
Session Percentage	0.35	76.19	21.09	0.62	0.97	0.26	0.00	0.26	0.26	0.00	0.00	0.00	0.00	

AM Peak Hour	0730 - 0830	0600 - 0700	0915 - 1015	0530 - 0630	0930 - 1030	0530 - 0630	-	0630 - 0730	0530 - 0630	-	-	-	-	0600 - 0700
AM Peak Volume	2	63	22	1	3	2	0	1	1	0	0	0	0	83

Noon Peak Hour	1330 - 1430	1445 - 1545	1230 - 1330	1245 - 1345	1200 - 1300	-	-	1345 - 1445	-	-	-	-	-	1415 - 1515
Noon Peak Volume	1	71	26	3	2	0	0	1	0	0	0	0	0	93

PM Peak Hour	1600 - 1700	1630 - 1730	1515 - 1615	-	1545 - 1645	-	-	1545 - 1645	-	-	-	-	-	1630 - 1730
PM Peak Volume	1	88	18	0	2	0	0	1	0	0	0	0	0	106

Bi-Directional Class Count || Bi-Directional 15min

Flowery Branch, GA



Site 4

Gainesville St,
south of Park Haven Dr

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.195548°, -83.921491°

0000 - 2400 (24h Session) (05-17-2022)

Bi-Directional 15min

Time	Bi-Directional 15min													15min Total	60min Total
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13		
0000 - 0015	0	2	0	0	0	0	0	0	0	0	0	0	0	2	3
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
0115 - 0130	0	1	0	0	0	0	0	0	1	0	0	0	0	2	
0130 - 0145	0	0	0	0	0	0	0	0	1	0	0	0	0	1	
0145 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
0245 - 0300	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0300 - 0315	0	1	0	0	0	0	0	0	0	0	0	0	0	1	10
0315 - 0330	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0330 - 0345	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
0345 - 0400	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
0400 - 0415	0	3	0	0	0	0	0	0	0	0	0	0	0	3	22
0415 - 0430	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
0430 - 0445	0	7	0	0	0	0	0	0	0	0	0	0	0	7	
0445 - 0500	0	8	0	0	0	0	0	0	0	0	0	0	0	8	
0500 - 0515	0	12	1	0	0	0	0	0	0	0	0	0	0	13	86
0515 - 0530	0	14	7	0	0	0	0	0	0	0	0	0	0	21	
0530 - 0545	0	18	7	0	0	0	0	0	0	0	0	0	0	25	
0545 - 0600	0	20	5	2	0	0	0	0	0	0	0	0	0	27	
0600 - 0615	0	17	5	1	1	1	0	0	0	0	0	0	0	25	154
0615 - 0630	0	38	7	2	0	1	0	0	1	0	0	0	0	49	
0630 - 0645	1	29	7	0	0	1	0	0	0	0	0	0	0	38	
0645 - 0700	0	34	8	0	0	0	0	0	0	0	0	0	0	42	
0700 - 0715	0	17	4	0	0	0	0	0	1	0	0	0	0	22	79
0715 - 0730	0	14	4	0	0	0	0	1	0	0	0	0	0	19	
0730 - 0745	0	13	6	0	0	0	0	0	0	0	0	0	0	19	
0745 - 0800	0	17	2	0	0	0	0	0	0	0	0	0	0	19	
0800 - 0815	1	16	2	0	0	0	0	0	0	0	0	0	0	19	99
0815 - 0830	1	16	5	0	1	0	0	0	0	0	0	0	0	23	
0830 - 0845	0	21	7	0	0	0	0	0	2	0	0	0	0	30	
0845 - 0900	0	19	7	0	1	0	0	0	0	0	0	0	0	27	
0900 - 0915	0	15	8	0	0	0	0	0	0	0	0	0	0	23	99
0915 - 0930	0	16	10	0	0	0	0	0	0	0	0	0	0	26	
0930 - 0945	0	10	4	0	1	1	0	0	0	0	0	0	0	16	
0945 - 1000	0	21	9	1	3	0	0	0	0	0	0	0	0	34	
1000 - 1015	0	25	8	1	0	0	0	0	0	0	0	0	0	34	139
1015 - 1030	0	23	7	0	1	0	0	0	0	0	0	0	0	31	
1030 - 1045	0	18	7	2	1	0	0	0	0	0	0	0	0	28	
1045 - 1100	0	32	14	0	0	0	0	0	0	0	0	0	0	46	
1100 - 1115	0	27	12	0	0	0	0	0	0	0	0	0	0	39	110
1115 - 1130	0	17	7	0	0	0	0	0	0	0	0	0	0	24	
1130 - 1145	0	13	5	0	0	0	0	0	0	0	0	0	0	18	
1145 - 1200	0	19	9	0	1	0	0	0	0	0	0	0	0	29	
1200 - 1215	0	13	10	0	0	0	0	0	0	0	0	0	0	23	134
1215 - 1230	0	18	8	0	0	0	0	0	0	0	0	0	0	26	
1230 - 1245	0	27	10	0	1	0	0	0	0	0	0	0	0	38	
1245 - 1300	0	34	11	0	2	0	0	0	0	0	0	0	0	47	
1300 - 1315	0	20	13	0	0	0	0	0	0	0	0	0	0	33	150
1315 - 1330	1	25	7	1	0	0	0	0	0	0	0	0	0	34	
1330 - 1345	0	28	4	3	0	0	0	0	0	0	0	0	0	35	
1345 - 1400	0	35	13	0	0	0	0	0	0	0	0	0	0	48	
1400 - 1415	0	20	11	1	2	0	0	0	0	0	0	0	0	34	155
1415 - 1430	1	28	16	0	0	0	0	0	0	0	0	0	0	45	
1430 - 1445	0	22	10	1	0	0	0	1	0	0	0	0	0	34	
1445 - 1500	0	30	9	1	1	0	0	1	0	0	0	0	0	42	
1500 - 1515	0	27	10	0	0	0	0	0	0	0	0	0	0	37	161
1515 - 1530	0	25	8	0	1	0	0	0	0	0	0	0	0	34	
1530 - 1545	0	36	10	0	0	0	0	0	0	0	0	0	0	46	
1545 - 1600	0	37	7	0	0	0	0	0	0	0	0	0	0	44	
1600 - 1615	0	39	10	0	0	0	0	0	0	0	0	0	0	49	189
1615 - 1630	0	37	8	0	1	0	0	0	0	0	0	0	0	46	
1630 - 1645	0	30	9	0	1	0	0	1	0	0	0	0	0	41	
1645 - 1700	1	44	8	0	0	0	0	0	0	0	0	0	0	53	
1700 - 1715	0	39	10	0	0	0	0	0	0	0	0	0	0	49	171
1715 - 1730	0	40	6	0	0	0	0	0	0	0	0	0	0	46	
1730 - 1745	0	27	8	0	0	0	0	0	0	0	0	0	0	35	
1745 - 1800	0	33	8	0	0	0	0	0	0	0	0	0	0	41	
1800 - 1815	0	27	3	0	0	0	0	0	0	0	0	0	0	30	124
1815 - 1830	1	23	7	0	0	0	0	0	0	0	0	0	0	31	
1830 - 1845	0	31	5	0	0	0	0	0	0	0	0	0	0	36	
1845 - 1900	0	20	7	0	0	0	0	0	0	0	0	0	0	27	
1900 - 1915	1	30	3	0	0	0	0	0	0	0	0	0	0	34	89
1915 - 1930	0	11	7	0	0	0	0	0	0	0	0	0	0	18	
1930 - 1945	0	23	2	0	0	0	0	0	0	0	0	0	0	25	
1945 - 2000	0	10	2	0	0	0	0	0	0	0	0	0	0	12	
2000 - 2015	0	15	1	0	0	0	0	0	0	0	0	0	0	16	57
2015 - 2030	0	11	3	0	0	0	0	0	0	0	0	0	0	14	
2030 - 2045	1	10	2	0	0	0	0	0	0	0	0	0	0	13	
2045 - 2100	0	13	1	0	0	0	0	0	0	0	0	0	0	14	
2100 - 2115	0	7	0	0	0	0	0	0	0	0	0	0	0	7	36
2115 - 2130	0	9	3	0	0	0	0	0	0	0	0	0	0	12	
2130 - 2145	0	12	1	0	0	0	0	0	0	0	0	0	0	13	
2145 - 2200	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
2200 - 2215	0	1	0	0	0	0	0	0	0	0	0	0	0	1	11
2215 - 2230	0	6	0	0	0	0	0	0	0	0	0	0	0	6	
2230 - 2245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2245 - 2300	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
2300 - 2315	0	3	0	0	0	0	0	0	0	0	0	0	0	3	9
2315 - 2330	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2330 - 2345	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
2345 - 0000	0	2	0	0	0	0	0	0	0	0	0	0	0	2	

Session Total	9	1582	457	16	19	4	0	4	6	0	0	0	0	2097
Session Average	0.09	16.48	4.76	0.17	0.20	0.04	0.00	0.04	0.06	0.00	0.00	0.00	0.00	21.84
Session Percentage	0.43	75.44	21.79	0.76	0.91	0.19	0.00	0.19	0.29	0.00	0.00	0.00	0.00	

AM Peak Hour	0730 - 0830	0600 - 0700	0830 - 0930	0530 - 0630	0930 - 1030	0545 - 0645	-	0630 - 0730	0615 - 0715	-	-	-	-	0600 - 0700
AM Peak Volume	2	118	32	5	5	3	0	1	2	0	0	0	0	154

Noon Peak Hour	1230 - 1330	1445 - 1545	1345 - 1445	1315 - 1415	1200 - 1300	-	-	1400 - 1500	-	-	-	-	-	1330 - 1430
Noon Peak Volume	1	118	50	5	3	0	0	2	0	0	0	0	0	162

PM Peak Hour	1815 - 1915	1630 - 1730	1500 - 1600	-	1545 - 1645	-	-	1545 - 1645	-	-	-	-	-	1600 - 1700
PM Peak Volume	2	153	35	0	2	0	0	1	0	0	0	0	0	189

Bi-Directional Class Count || Volume Summary 15min

Flowery Branch, GA

Site 4

Gainesville St,
south of Park Haven Dr

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.195548°, -83.921491°

0000 - 2400 (24h Session) (05-17-2022)

Volume Summary 15min

TIME	Volume Summary 15min		15min	60min
	NB	SB	Total	Total
0000 - 0015	0	2	2	
0015 - 0030	0	0	0	
0030 - 0045	0	0	0	
0045 - 0100	1	0	1	3
0100 - 0115	0	0	0	
0115 - 0130	0	2	2	
0130 - 0145	1	0	1	
0145 - 0200	0	1	1	4
0200 - 0215	0	0	0	
0215 - 0230	0	0	0	
0230 - 0245	3	1	4	
0245 - 0300	0	2	2	6
0300 - 0315	1	0	1	
0315 - 0330	0	1	1	
0330 - 0345	0	4	4	
0345 - 0400	1	3	4	10
0400 - 0415	2	1	3	
0415 - 0430	2	2	4	
0430 - 0445	2	5	7	
0445 - 0500	2	6	8	22
0500 - 0515	3	10	13	
0515 - 0530	12	9	21	
0530 - 0545	5	20	25	
0545 - 0600	13	14	27	86
0600 - 0615	10	15	25	
0615 - 0630	24	25	49	
0630 - 0645	13	25	38	
0645 - 0700	24	18	42	154
0700 - 0715	11	11	22	
0715 - 0730	10	9	19	
0730 - 0745	8	11	19	
0745 - 0800	7	12	19	79
0800 - 0815	4	15	19	
0815 - 0830	9	14	23	
0830 - 0845	11	19	30	
0845 - 0900	8	19	27	99
0900 - 0915	10	13	23	
0915 - 0930	12	14	26	
0930 - 0945	7	9	16	
0945 - 1000	15	19	34	99
1000 - 1015	11	23	34	
1015 - 1030	12	19	31	
1030 - 1045	12	16	28	
1045 - 1100	21	25	46	139
1100 - 1115	18	21	39	
1115 - 1130	10	14	24	
1130 - 1145	8	10	18	
1145 - 1200	17	12	29	110

Time	Volume Summary 15min		15min	60min
	NB	SB	Total	Total
1200 - 1215	11	12	23	
1215 - 1230	16	10	26	
1230 - 1245	21	17	38	
1245 - 1300	23	24	47	134
1300 - 1315	13	20	33	
1315 - 1330	14	20	34	
1330 - 1345	14	21	35	
1345 - 1400	26	22	48	150
1400 - 1415	17	17	34	
1415 - 1430	19	26	45	
1430 - 1445	13	21	34	
1445 - 1500	14	28	42	155
1500 - 1515	19	18	37	
1515 - 1530	13	21	34	
1530 - 1545	24	22	46	
1545 - 1600	21	23	44	161
1600 - 1615	29	20	49	
1615 - 1630	24	22	46	
1630 - 1645	20	21	41	
1645 - 1700	27	26	53	189
1700 - 1715	18	31	49	
1715 - 1730	18	28	46	
1730 - 1745	19	16	35	
1745 - 1800	23	18	41	171
1800 - 1815	13	17	30	
1815 - 1830	17	14	31	
1830 - 1845	25	11	36	
1845 - 1900	16	11	27	124
1900 - 1915	19	15	34	
1915 - 1930	9	9	18	
1930 - 1945	15	10	25	
1945 - 2000	4	8	12	89
2000 - 2015	8	8	16	
2015 - 2030	5	9	14	
2030 - 2045	5	8	13	
2045 - 2100	5	9	14	57
2100 - 2115	4	3	7	
2115 - 2130	5	7	12	
2130 - 2145	5	8	13	
2145 - 2200	3	1	4	36
2200 - 2215	0	1	1	
2215 - 2230	2	4	6	
2230 - 2245	0	1	1	
2245 - 2300	1	2	3	11
2300 - 2315	2	1	3	
2315 - 2330	0	1	1	
2330 - 2345	0	3	3	
2345 - 0000	0	2	2	9

Session Total	959	1138	2097
Session Average	9.99	11.85	21.84
Session Percentage	45.73	54.27	

Bi-Directional Class Count || NB EB 60min

Flowery Branch, GA

Site 4

Gainesville St,
south of Park Haven Dr

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.195548°, -83.921491°

0000 - 2400 (24h Session) (05-17-2022)

NB EB 60min

TIME	Northbound (Movement 4.1)													Total
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13	
0000 - 0100	0	1	0	0	0	0	0	0	0	0	0	0	0	1
0100 - 0200	0	0	0	0	0	0	0	0	1	0	0	0	0	1
0200 - 0300	0	2	1	0	0	0	0	0	0	0	0	0	0	3
0300 - 0400	0	2	0	0	0	0	0	0	0	0	0	0	0	2
0400 - 0500	0	8	0	0	0	0	0	0	0	0	0	0	0	8
0500 - 0600	0	22	9	2	0	0	0	0	0	0	0	0	0	33
0600 - 0700	1	55	12	2	0	1	0	0	0	0	0	0	0	71
0700 - 0800	0	24	11	0	0	0	0	0	1	0	0	0	0	36
0800 - 0900	0	22	8	0	1	0	0	0	1	0	0	0	0	32
0900 - 1000	0	30	11	1	2	0	0	0	0	0	0	0	0	44
1000 - 1100	0	36	17	2	1	0	0	0	0	0	0	0	0	56
1100 - 1200	0	37	15	0	1	0	0	0	0	0	0	0	0	53
1200 - 1300	0	51	20	0	0	0	0	0	0	0	0	0	0	71
1300 - 1400	1	49	16	1	0	0	0	0	0	0	0	0	0	67
1400 - 1500	0	39	20	1	2	0	0	1	0	0	0	0	0	63
1500 - 1600	0	56	20	0	1	0	0	0	0	0	0	0	0	77
1600 - 1700	0	79	21	0	0	0	0	0	0	0	0	0	0	100
1700 - 1800	0	62	16	0	0	0	0	0	0	0	0	0	0	78
1800 - 1900	1	58	12	0	0	0	0	0	0	0	0	0	0	71
1900 - 2000	1	41	5	0	0	0	0	0	0	0	0	0	0	47
2000 - 2100	1	20	2	0	0	0	0	0	0	0	0	0	0	23
2100 - 2200	0	16	1	0	0	0	0	0	0	0	0	0	0	17
2200 - 2300	0	3	0	0	0	0	0	0	0	0	0	0	0	3
2300 - 2400	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Session Total	5	715	217	9	8	1	0	1	3	0	0	0	0	959
Session Average	0.21	29.79	9.04	0.38	0.33	0.04	0.00	0.04	0.13	0.00	0.00	0.00	0.00	39.96
Session Percentage	0.52	74.56	22.63	0.94	0.83	0.10	0.00	0.10	0.31	0.00	0.00	0.00	0.00	
AM Peak Hour	0600 - 0700	0600 - 0700	0600 - 0700	0500 - 0600	0900 - 1000	0600 - 0700	-	-	0700 - 0800	-	-	-	-	0600 - 0700
AM Peak Volume	1	55	12	2	2	1	0	0	1	0	0	0	0	71
Noon Peak Hour	1300 - 1400	1200 - 1300	1200 - 1300	1000 - 1100	1400 - 1500	-	-	1400 - 1500	-	-	-	-	-	1200 - 1300
Noon Peak Volume	1	51	20	2	2	0	0	1	0	0	0	0	0	71
PM Peak Hour	1800 - 1900	1600 - 1700	1600 - 1700	-	1500 - 1600	-	-	-	-	-	-	-	-	1600 - 1700
PM Peak Volume	1	79	21	0	1	0	0	0	0	0	0	0	0	100

Bi-Directional Class Count || SB WB 60min

Flowery Branch, GA

Site 4

Gainesville St,
south of Park Haven Dr

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.195548°, -83.921491°

0000 - 2400 (24h Session) (05-17-2022)

SB WB 60min

Southbound (Movement 4.2)														
TIME	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13	Total
0000 - 0100	0	2	0	0	0	0	0	0	0	0	0	0	0	2
0100 - 0200	0	2	0	0	0	0	0	0	1	0	0	0	0	3
0200 - 0300	0	3	0	0	0	0	0	0	0	0	0	0	0	3
0300 - 0400	0	7	1	0	0	0	0	0	0	0	0	0	0	8
0400 - 0500	0	14	0	0	0	0	0	0	0	0	0	0	0	14
0500 - 0600	0	42	11	0	0	0	0	0	0	0	0	0	0	53
0600 - 0700	0	63	15	1	1	2	0	0	1	0	0	0	0	83
0700 - 0800	0	37	5	0	0	0	0	1	0	0	0	0	0	43
0800 - 0900	2	50	13	0	1	0	0	0	1	0	0	0	0	67
0900 - 1000	0	32	20	0	2	1	0	0	0	0	0	0	0	55
1000 - 1100	0	62	19	1	1	0	0	0	0	0	0	0	0	83
1100 - 1200	0	39	18	0	0	0	0	0	0	0	0	0	0	57
1200 - 1300	0	41	19	0	3	0	0	0	0	0	0	0	0	63
1300 - 1400	0	59	21	3	0	0	0	0	0	0	0	0	0	83
1400 - 1500	1	61	26	2	1	0	0	1	0	0	0	0	0	92
1500 - 1600	0	69	15	0	0	0	0	0	0	0	0	0	0	84
1600 - 1700	1	71	14	0	2	0	0	1	0	0	0	0	0	89
1700 - 1800	0	77	16	0	0	0	0	0	0	0	0	0	0	93
1800 - 1900	0	43	10	0	0	0	0	0	0	0	0	0	0	53
1900 - 2000	0	33	9	0	0	0	0	0	0	0	0	0	0	42
2000 - 2100	0	29	5	0	0	0	0	0	0	0	0	0	0	34
2100 - 2200	0	16	3	0	0	0	0	0	0	0	0	0	0	19
2200 - 2300	0	8	0	0	0	0	0	0	0	0	0	0	0	8
2300 - 2400	0	7	0	0	0	0	0	0	0	0	0	0	0	7
Session Total	4	867	240	7	11	3	0	3	3	0	0	0	0	1138
Session Average	0.17	36.13	10.00	0.29	0.46	0.13	0.00	0.13	0.13	0.00	0.00	0.00	0.00	47.42
Session Percentage	0.35	76.19	21.09	0.62	0.97	0.26	0.00	0.26	0.26	0.00	0.00	0.00	0.00	

AM Peak Hour	0800 - 0900	0600 - 0700	0900 - 1000	0600 - 0700	0900 - 1000	0600 - 0700	-	0700 - 0800	0600 - 0700	-	-	-	-	0600 - 0700
AM Peak Volume	2	63	20	1	2	2	0	1	1	0	0	0	0	83

Noon Peak Hour	1400 - 1500	1000 - 1100	1400 - 1500	1300 - 1400	1200 - 1300	-	-	1400 - 1500	-	-	-	-	-	1400 - 1500
Noon Peak Volume	1	62	26	3	3	0	0	1	0	0	0	0	0	92

PM Peak Hour	1600 - 1700	1700 - 1800	1700 - 1800	-	1600 - 1700	-	-	1600 - 1700	-	-	-	-	-	1700 - 1800
PM Peak Volume	1	77	16	0	2	0	0	1	0	0	0	0	0	93

Bi-Directional Class Count || Bi-Directional 60min

Flowery Branch, GA

Site 4

Gainesville St,
south of Park Haven Dr

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.195548°, -83.921491°

0000 - 2400 (24h Session) (05-17-2022)

Bi-Directional 60min

Bi-Directional 60min														Total
TIME	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13	
0000 - 0100	0	3	0	0	0	0	0	0	0	0	0	0	0	3
0100 - 0200	0	2	0	0	0	0	0	0	2	0	0	0	0	4
0200 - 0300	0	5	1	0	0	0	0	0	0	0	0	0	0	6
0300 - 0400	0	9	1	0	0	0	0	0	0	0	0	0	0	10
0400 - 0500	0	22	0	0	0	0	0	0	0	0	0	0	0	22
0500 - 0600	0	64	20	2	0	0	0	0	0	0	0	0	0	86
0600 - 0700	1	118	27	3	1	3	0	0	1	0	0	0	0	154
0700 - 0800	0	61	16	0	0	0	0	1	1	0	0	0	0	79
0800 - 0900	2	72	21	0	2	0	0	0	2	0	0	0	0	99
0900 - 1000	0	62	31	1	4	1	0	0	0	0	0	0	0	99
1000 - 1100	0	98	36	3	2	0	0	0	0	0	0	0	0	139
1100 - 1200	0	76	33	0	1	0	0	0	0	0	0	0	0	110
1200 - 1300	0	92	39	0	3	0	0	0	0	0	0	0	0	134
1300 - 1400	1	108	37	4	0	0	0	0	0	0	0	0	0	150
1400 - 1500	1	100	46	3	3	0	0	2	0	0	0	0	0	155
1500 - 1600	0	125	35	0	1	0	0	0	0	0	0	0	0	161
1600 - 1700	1	150	35	0	2	0	0	1	0	0	0	0	0	189
1700 - 1800	0	139	32	0	0	0	0	0	0	0	0	0	0	171
1800 - 1900	1	101	22	0	0	0	0	0	0	0	0	0	0	124
1900 - 2000	1	74	14	0	0	0	0	0	0	0	0	0	0	89
2000 - 2100	1	49	7	0	0	0	0	0	0	0	0	0	0	57
2100 - 2200	0	32	4	0	0	0	0	0	0	0	0	0	0	36
2200 - 2300	0	11	0	0	0	0	0	0	0	0	0	0	0	11
2300 - 2400	0	9	0	0	0	0	0	0	0	0	0	0	0	9
Session Total	9	1582	457	16	19	4	0	4	6	0	0	0	0	2097
Session Average	0.38	65.92	19.04	0.67	0.79	0.17	0.00	0.17	0.25	0.00	0.00	0.00	0.00	87.38
Session Percentage	0.43	75.44	21.79	0.76	0.91	0.19	0.00	0.19	0.29	0.00	0.00	0.00	0.00	
AM Peak Hour	0800 - 0900	0600 - 0700	0900 - 1000	0600 - 0700	0900 - 1000	0600 - 0700	-	0700 - 0800	0800 - 0900	-	-	-	-	0600 - 0700
AM Peak Volume	2	118	31	3	4	3	0	1	2	0	0	0	0	154
Noon Peak Hour	1300 - 1400	1300 - 1400	1400 - 1500	1300 - 1400	1200 - 1300	-	-	1400 - 1500	-	-	-	-	-	1400 - 1500
Noon Peak Volume	1	108	46	4	3	0	0	2	0	0	0	0	0	155
PM Peak Hour	1600 - 1700	1600 - 1700	1500 - 1600	-	1600 - 1700	-	-	1600 - 1700	-	-	-	-	-	1600 - 1700
PM Peak Volume	1	150	35	0	2	0	0	1	0	0	0	0	0	189

Bi-Directional Class Count || Volume Summary 60min

Flowery Branch, GA

Site 4

Gainesville St,
south of Park Haven Dr

Date

Tuesday, May 17, 2022

Weather

Fair
74°F

Lat/Long

34.195548°, -83.921491°

0000 - 2400 (24h Session) (05-17-2022)

Volume Summary 60min

Volume Summary 60min			
TIME	NB	SB	Total
0000 - 0100	1	2	3
0100 - 0200	1	3	4
0200 - 0300	3	3	6
0300 - 0400	2	8	10
0400 - 0500	8	14	22
0500 - 0600	33	53	86
0600 - 0700	71	83	154
0700 - 0800	36	43	79
0800 - 0900	32	67	99
0900 - 1000	44	55	99
1000 - 1100	56	83	139
1100 - 1200	53	57	110

Session Total	959	1138	2097
Session Average	39.96	47.42	87.38
Session Percentage	45.73	54.27	

Volume Summary 60min			
Time	NB	SB	Total
1200 - 1300	71	63	134
1300 - 1400	67	83	150
1400 - 1500	63	92	155
1500 - 1600	77	84	161
1600 - 1700	100	89	189
1700 - 1800	78	93	171
1800 - 1900	71	53	124
1900 - 2000	47	42	89
2000 - 2100	23	34	57
2100 - 2200	17	19	36
2200 - 2300	3	8	11
2300 - 2400	2	7	9

Bi-Directional Class Count | Graphical Analysis NB EB

Flowery Branch, GA

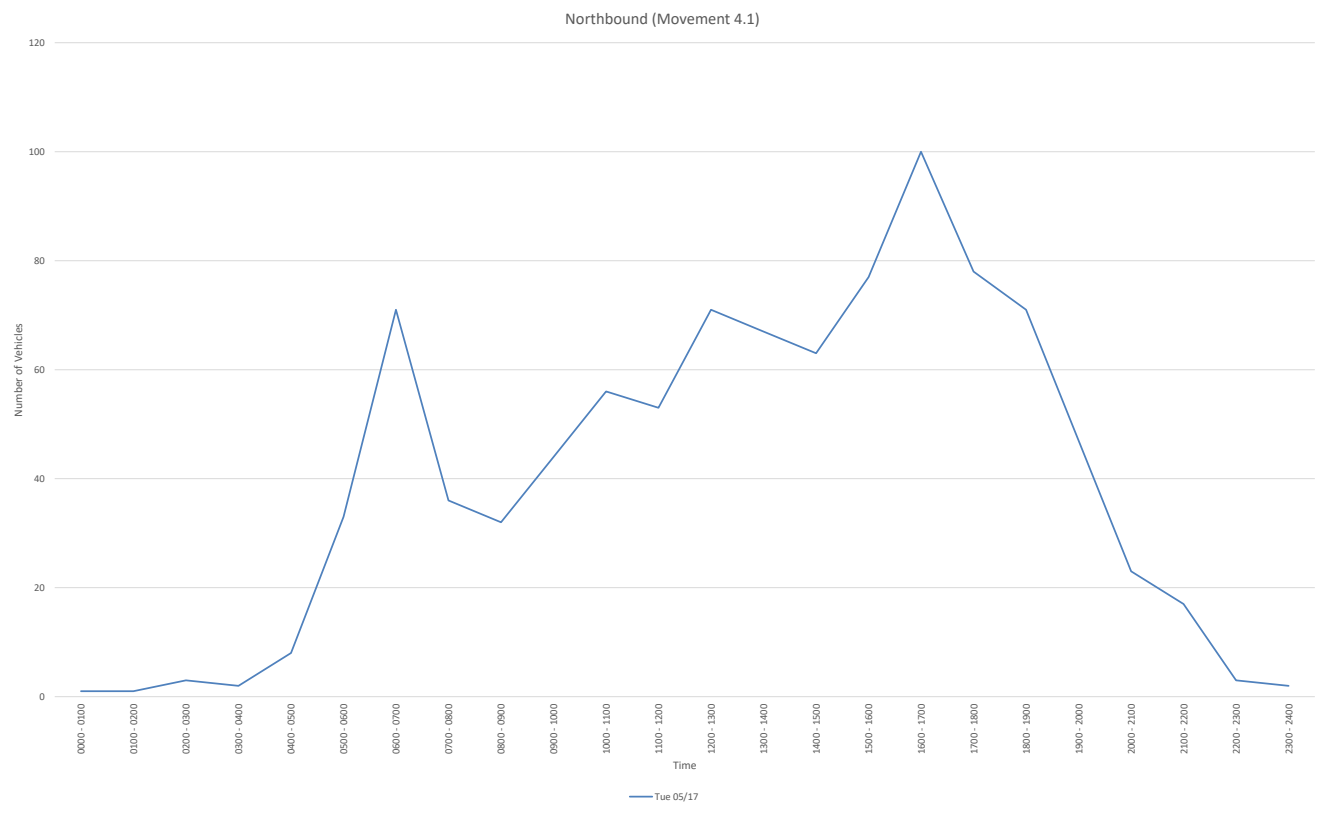
Site 4

Gainesville St,
south of Park Haven Dr

Lat/Long
34.195548°, -83.921491°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis NB EB



Bi-Directional Class Count | Graphical Analysis SB WB

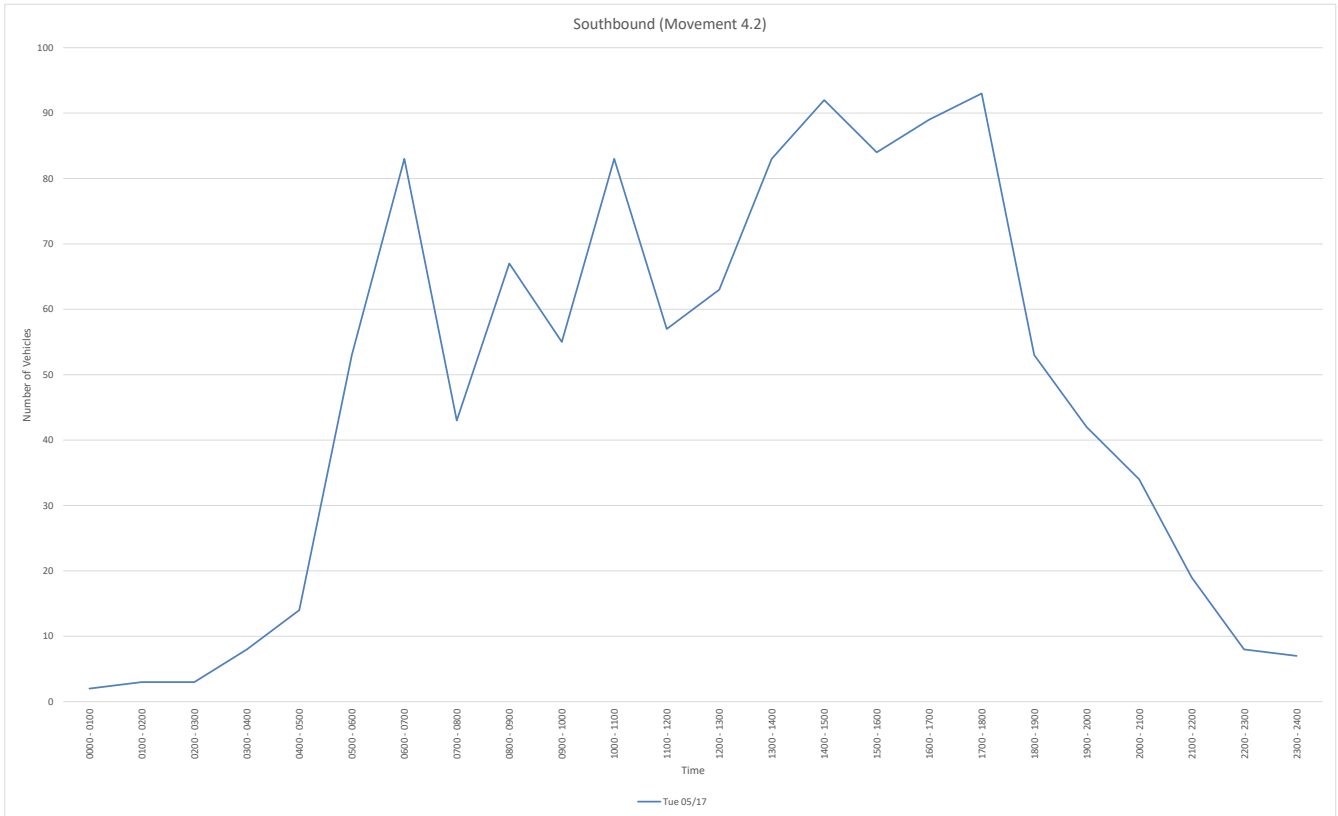
Flowery Branch, GA

Site 4

Gainesville St,
south of Park Haven Dr

Lat/Long
34.195548°, -83.921491°

0000 - 2400 (Weekday 24h Session)
Graphical Analysis SB WB



NB

File Name:

Start Date: 5/17/2022

Start Time: 0

Site Code: 4

Station ID: 1

Location 1: Gainesville St, south of Park Haven Dr

Location 2:

Date	Time	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13
5/17/2022	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:30 AM	0	2	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:00 AM	0	2	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:15 AM	0	8	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:30 AM	0	4	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:45 AM	0	8	3	2	0	0	0	0	0	0	0	0	0
5/17/2022	6:00 AM	0	7	2	1	0	0	0	0	0	0	0	0	0
5/17/2022	6:15 AM	0	18	5	1	0	0	0	0	0	0	0	0	0
5/17/2022	6:30 AM	1	10	1	0	0	1	0	0	0	0	0	0	0
5/17/2022	6:45 AM	0	20	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:00 AM	0	7	3	0	0	0	0	0	1	0	0	0	0
5/17/2022	7:15 AM	0	7	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:30 AM	0	5	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:45 AM	0	5	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:00 AM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:15 AM	0	4	4	0	1	0	0	0	0	0	0	0	0
5/17/2022	8:30 AM	0	7	3	0	0	0	0	0	1	0	0	0	0
5/17/2022	8:45 AM	0	7	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:00 AM	0	5	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:15 AM	0	8	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:30 AM	0	4	2	0	1	0	0	0	0	0	0	0	0
5/17/2022	9:45 AM	0	13	0	1	1	0	0	0	0	0	0	0	0
5/17/2022	10:00 AM	0	7	3	1	0	0	0	0	0	0	0	0	0
5/17/2022	10:15 AM	0	8	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:30 AM	0	7	3	1	1	0	0	0	0	0	0	0	0
5/17/2022	10:45 AM	0	14	7	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:00 AM	0	13	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:15 AM	0	6	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:30 AM	0	6	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:45 AM	0	12	4	0	1	0	0	0	0	0	0	0	0
5/17/2022	12:00 PM	0	7	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:15 PM	0	10	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:30 PM	0	15	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:45 PM	0	19	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:00 PM	0	10	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:15 PM	1	10	2	1	0	0	0	0	0	0	0	0	0
5/17/2022	1:30 PM	0	12	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:45 PM	0	17	9	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:00 PM	0	10	5	1	1	0	0	0	0	0	0	0	0
5/17/2022	2:15 PM	0	9	10	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:30 PM	0	10	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:45 PM	0	10	2	0	1	0	0	1	0	0	0	0	0
5/17/2022	3:00 PM	0	11	8	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:15 PM	0	9	3	0	1	0	0	0	0	0	0	0	0
5/17/2022	3:30 PM	0	17	7	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:45 PM	0	19	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:00 PM	0	24	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:15 PM	0	18	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:30 PM	0	15	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:45 PM	0	22	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:00 PM	0	15	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:15 PM	0	13	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:30 PM	0	14	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:45 PM	0	20	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:00 PM	0	12	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:15 PM	1	14	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:30 PM	0	21	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:45 PM	0	11	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:00 PM	1	16	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:15 PM	0	7	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:30 PM	0	15	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:45 PM	0	3	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:00 PM	0	7	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:15 PM	0	4	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:30 PM	1	4	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:45 PM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:15 PM	0	4	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:30 PM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:45 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:15 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

SB

File Name:

Start Date: 5/17/2022

Start Time: 0

Site Code: 4

Station ID: 1

Location 1: Gainesville St, south of Park Haven Dr

Location 2:

Date	Time	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13
5/17/2022	12:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:15 AM	0	1	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:30 AM	0	3	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:30 AM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:45 AM	0	6	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:00 AM	0	10	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:15 AM	0	6	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:30 AM	0	14	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:45 AM	0	12	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:00 AM	0	10	3	0	1	1	0	0	0	0	0	0	0
5/17/2022	6:15 AM	0	20	2	1	0	1	0	0	1	0	0	0	0
5/17/2022	6:30 AM	0	19	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:45 AM	0	14	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:00 AM	0	10	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:15 AM	0	7	1	0	0	0	0	1	0	0	0	0	0
5/17/2022	7:30 AM	0	8	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:45 AM	0	12	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:00 AM	1	12	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:15 AM	1	12	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:30 AM	0	14	4	0	0	0	0	0	1	0	0	0	0
5/17/2022	8:45 AM	0	12	6	0	1	0	0	0	0	0	0	0	0
5/17/2022	9:00 AM	0	10	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:15 AM	0	8	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:30 AM	0	6	2	0	0	1	0	0	0	0	0	0	0
5/17/2022	9:45 AM	0	8	9	0	2	0	0	0	0	0	0	0	0
5/17/2022	10:00 AM	0	18	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:15 AM	0	15	3	0	1	0	0	0	0	0	0	0	0
5/17/2022	10:30 AM	0	11	4	1	0	0	0	0	0	0	0	0	0
5/17/2022	10:45 AM	0	18	7	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:00 AM	0	14	7	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:15 AM	0	11	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:30 AM	0	7	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:45 AM	0	7	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:00 PM	0	6	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:15 PM	0	8	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:30 PM	0	12	4	0	1	0	0	0	0	0	0	0	0
5/17/2022	12:45 PM	0	15	7	0	2	0	0	0	0	0	0	0	0
5/17/2022	1:00 PM	0	10	10	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:15 PM	0	15	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:30 PM	0	16	2	3	0	0	0	0	0	0	0	0	0
5/17/2022	1:45 PM	0	18	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:00 PM	0	10	6	0	1	0	0	0	0	0	0	0	0
5/17/2022	2:15 PM	1	19	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:30 PM	0	12	7	1	0	0	0	1	0	0	0	0	0
5/17/2022	2:45 PM	0	20	7	1	0	0	0	0	0	0	0	0	0
5/17/2022	3:00 PM	0	16	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:15 PM	0	16	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:30 PM	0	19	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:45 PM	0	18	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:00 PM	0	15	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:15 PM	0	19	2	0	1	0	0	0	0	0	0	0	0
5/17/2022	4:30 PM	0	15	4	0	1	0	0	1	0	0	0	0	0
5/17/2022	4:45 PM	1	22	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:00 PM	0	24	7	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:15 PM	0	27	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:30 PM	0	13	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:45 PM	0	13	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:00 PM	0	15	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:15 PM	0	9	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:30 PM	0	10	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:45 PM	0	9	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:00 PM	0	14	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:15 PM	0	4	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:30 PM	0	8	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:45 PM	0	7	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:00 PM	0	8	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:15 PM	0	7	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:30 PM	0	6	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:45 PM	0	8	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:00 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:15 PM	0	5	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:30 PM	0	7	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:15 PM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:30 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0

NB

File Name:

Start Date: 5/17/2022

Start Time: 0

Site Code: 4

Station ID: 1

Location 1: Gainesville St, south of Park Haven Dr

Location 2:

Date	Time	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13
5/17/2022	12:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:45 AM	0	1	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:45 AM	0	2	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:00 AM	0	2	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:15 AM	0	3	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:30 AM	0	3	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:30 AM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:45 AM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:00 AM	0	8	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:15 AM	0	8	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:30 AM	0	14	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:45 AM	0	16	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:00 AM	0	22	9	2	0	0	0	0	0	0	0	0	0
5/17/2022	5:15 AM	0	27	10	3	0	0	0	0	0	0	0	0	0
5/17/2022	5:30 AM	0	37	11	4	0	0	0	0	0	0	0	0	0
5/17/2022	5:45 AM	1	43	11	4	0	1	0	0	0	0	0	0	0
5/17/2022	6:00 AM	1	55	12	2	0	1	0	0	0	0	0	0	0
5/17/2022	6:15 AM	1	55	13	1	0	1	0	0	1	0	0	0	0
5/17/2022	6:30 AM	1	44	11	0	0	1	0	0	1	0	0	0	0
5/17/2022	6:45 AM	0	39	13	0	0	0	0	0	1	0	0	0	0
5/17/2022	7:00 AM	0	24	11	0	0	0	0	0	1	0	0	0	0
5/17/2022	7:15 AM	0	21	8	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:30 AM	0	18	9	0	1	0	0	0	0	0	0	0	0
5/17/2022	7:45 AM	0	20	9	0	1	0	0	0	1	0	0	0	0
5/17/2022	8:00 AM	0	22	8	0	1	0	0	0	1	0	0	0	0
5/17/2022	8:15 AM	0	23	13	0	1	0	0	0	1	0	0	0	0
5/17/2022	8:30 AM	0	27	13	0	0	0	0	0	1	0	0	0	0
5/17/2022	8:45 AM	0	24	12	0	1	0	0	0	0	0	0	0	0
5/17/2022	9:00 AM	0	30	11	1	2	0	0	0	0	0	0	0	0
5/17/2022	9:15 AM	0	32	9	2	2	0	0	0	0	0	0	0	0
5/17/2022	9:30 AM	0	32	9	2	2	0	0	0	0	0	0	0	0
5/17/2022	9:45 AM	0	35	10	3	2	0	0	0	0	0	0	0	0
5/17/2022	10:00 AM	0	36	17	2	1	0	0	0	0	0	0	0	0
5/17/2022	10:15 AM	0	42	19	1	1	0	0	0	0	0	0	0	0
5/17/2022	10:30 AM	0	40	19	1	1	0	0	0	0	0	0	0	0
5/17/2022	10:45 AM	0	39	18	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:00 AM	0	37	15	0	1	0	0	0	0	0	0	0	0
5/17/2022	11:15 AM	0	31	14	0	1	0	0	0	0	0	0	0	0
5/17/2022	11:30 AM	0	35	16	0	1	0	0	0	0	0	0	0	0
5/17/2022	11:45 AM	0	44	20	0	1	0	0	0	0	0	0	0	0
5/17/2022	12:00 PM	0	51	20	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:15 PM	0	54	19	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:30 PM	1	54	15	1	0	0	0	0	0	0	0	0	0
5/17/2022	12:45 PM	1	51	11	1	0	0	0	0	0	0	0	0	0
5/17/2022	1:00 PM	1	49	16	1	0	0	0	0	0	0	0	0	0
5/17/2022	1:15 PM	1	49	18	2	1	0	0	0	0	0	0	0	0
5/17/2022	1:30 PM	0	48	26	1	1	0	0	0	0	0	0	0	0
5/17/2022	1:45 PM	0	46	27	1	1	0	0	0	0	0	0	0	0
5/17/2022	2:00 PM	0	39	20	1	2	0	0	1	0	0	0	0	0
5/17/2022	2:15 PM	0	40	23	0	1	0	0	1	0	0	0	0	0
5/17/2022	2:30 PM	0	40	16	0	2	0	0	1	0	0	0	0	0
5/17/2022	2:45 PM	0	47	20	0	2	0	0	1	0	0	0	0	0
5/17/2022	3:00 PM	0	56	20	0	1	0	0	0	0	0	0	0	0
5/17/2022	3:15 PM	0	69	17	0	1	0	0	0	0	0	0	0	0
5/17/2022	3:30 PM	0	78	20	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:45 PM	0	76	18	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:00 PM	0	79	21	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:15 PM	0	70	19	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:30 PM	0	65	18	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:45 PM	0	64	18	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:00 PM	0	62	16	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:15 PM	0	59	14	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:30 PM	1	60	11	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:45 PM	1	67	10	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:00 PM	1	58	12	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:15 PM	2	62	13	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:30 PM	1	55	13	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:45 PM	1	49	9	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:00 PM	1	41	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:15 PM	0	32	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:30 PM	0	29	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:45 PM	1	18	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:00 PM	1	20	2	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:15 PM	1	17	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:30 PM	1	17	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:45 PM	0	18	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:00 PM	0	16	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:15 PM	0	12	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:30 PM	0	10	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:45 PM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:00 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:15 PM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:30 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:45 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

SB

File Name:

Start Date: 5/17/2022

Start Time: 0

Site Code: 4

Station ID: 1

Location 1: Gainesville St, south of Park Haven Dr

Location 2:

Date	Time	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13
5/17/2022	12:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	12:30 AM	0	1	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	12:45 AM	0	1	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:00 AM	0	2	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:15 AM	0	2	0	0	0	0	0	0	1	0	0	0	0
5/17/2022	1:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	1:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:00 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:30 AM	0	4	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	2:45 AM	0	6	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:00 AM	0	7	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:15 AM	0	8	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:30 AM	0	9	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:45 AM	0	11	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:00 AM	0	14	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:15 AM	0	23	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:30 AM	0	27	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	4:45 AM	0	36	9	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:00 AM	0	42	11	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:15 AM	0	42	14	0	1	1	0	0	0	0	0	0	0
5/17/2022	5:30 AM	0	56	13	1	1	2	0	0	1	0	0	0	0
5/17/2022	5:45 AM	0	61	13	1	1	2	0	0	1	0	0	0	0
5/17/2022	6:00 AM	0	63	15	1	1	2	0	0	1	0	0	0	0
5/17/2022	6:15 AM	0	63	13	1	0	1	0	0	1	0	0	0	0
5/17/2022	6:30 AM	0	50	12	0	0	0	0	1	0	0	0	0	0
5/17/2022	6:45 AM	0	39	9	0	0	0	0	1	0	0	0	0	0
5/17/2022	7:00 AM	0	37	5	0	0	0	0	1	0	0	0	0	0
5/17/2022	7:15 AM	1	39	6	0	0	0	0	1	0	0	0	0	0
5/17/2022	7:30 AM	2	44	6	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:45 AM	2	50	7	0	0	0	0	0	1	0	0	0	0
5/17/2022	8:00 AM	2	50	13	0	1	0	0	0	1	0	0	0	0
5/17/2022	8:15 AM	1	48	14	0	1	0	0	0	1	0	0	0	0
5/17/2022	8:30 AM	0	44	19	0	1	0	0	0	1	0	0	0	0
5/17/2022	8:45 AM	0	36	17	0	1	1	0	0	0	0	0	0	0
5/17/2022	9:00 AM	0	32	20	0	2	1	0	0	0	0	0	0	0
5/17/2022	9:15 AM	0	40	22	0	2	1	0	0	0	0	0	0	0
5/17/2022	9:30 AM	0	47	19	0	3	1	0	0	0	0	0	0	0
5/17/2022	9:45 AM	0	52	21	1	3	0	0	0	0	0	0	0	0
5/17/2022	10:00 AM	0	62	19	1	1	0	0	0	0	0	0	0	0
5/17/2022	10:15 AM	0	58	21	1	1	0	0	0	0	0	0	0	0
5/17/2022	10:30 AM	0	54	21	1	0	0	0	0	0	0	0	0	0
5/17/2022	10:45 AM	0	50	20	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:00 AM	0	39	18	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:15 AM	0	31	17	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:30 AM	0	28	16	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:45 AM	0	33	17	0	1	0	0	0	0	0	0	0	0
5/17/2022	12:00 PM	0	41	19	0	3	0	0	0	0	0	0	0	0
5/17/2022	12:15 PM	0	45	23	0	3	0	0	0	0	0	0	0	0
5/17/2022	12:30 PM	0	52	26	0	3	0	0	0	0	0	0	0	0
5/17/2022	12:45 PM	0	56	24	3	2	0	0	0	0	0	0	0	0
5/17/2022	1:00 PM	0	59	21	3	0	0	0	0	0	0	0	0	0
5/17/2022	1:15 PM	0	59	17	3	1	0	0	0	0	0	0	0	0
5/17/2022	1:30 PM	1	63	18	3	1	0	0	0	0	0	0	0	0
5/17/2022	1:45 PM	1	59	23	1	1	0	0	1	0	0	0	0	0
5/17/2022	2:00 PM	1	61	26	2	1	0	0	1	0	0	0	0	0
5/17/2022	2:15 PM	1	67	22	2	0	0	0	1	0	0	0	0	0
5/17/2022	2:30 PM	0	64	21	2	0	0	0	1	0	0	0	0	0
5/17/2022	2:45 PM	0	71	17	1	0	0	0	0	0	0	0	0	0
5/17/2022	3:00 PM	0	69	15	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:15 PM	0	68	18	0	0	0	0	0	0	0	0	0	0
5/17/2022	3:30 PM	0	71	15	0	1	0	0	0	0	0	0	0	0
5/17/2022	3:45 PM	0	67	16	0	2	0	0	1	0	0	0	0	0
5/17/2022	4:00 PM	1	71	14	0	2	0	0	1	0	0	0	0	0
5/17/2022	4:15 PM	1	80	16	0	2	0	0	1	0	0	0	0	0
5/17/2022	4:30 PM	1	88	15	0	1	0	0	1	0	0	0	0	0
5/17/2022	4:45 PM	1	86	14	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:00 PM	0	77	16	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:15 PM	0	68	11	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:30 PM	0	50	15	0	0	0	0	0	0	0	0	0	0
5/17/2022	5:45 PM	0	47	13	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:00 PM	0	43	10	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:15 PM	0	42	9	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:30 PM	0	37	9	0	0	0	0	0	0	0	0	0	0
5/17/2022	6:45 PM	0	35	10	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:00 PM	0	33	9	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:15 PM	0	27	8	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:30 PM	0	30	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	7:45 PM	0	28	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:00 PM	0	29	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:15 PM	0	24	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:30 PM	0	22	5	0	0	0	0	0	0	0	0	0	0
5/17/2022	8:45 PM	0	23	4	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:00 PM	0	16	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:15 PM	0	14	3	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:30 PM	0	13	1	0	0	0	0	0	0	0	0	0	0
5/17/2022	9:45 PM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:00 PM	0	8	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:15 PM	0	8	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:30 PM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	10:45 PM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:00 PM	0	7	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:15 PM	0	6	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:30 PM	0	5	0	0	0	0	0	0	0	0	0	0	0
5/17/2022	11:45 PM	0	2	0	0	0	0	0	0	0	0	0	0	0

Gainesville St Residential - Growth Rate Calculation Worksheet

Percentage Growth									
Roadway	County	Traffic Count Station	2017 Traffic Volumes	2018 Traffic Volumes	2019 Traffic Volumes	2020 Traffic Volumes	2022 Traffic Volumes by Linear Regress.	2025 Traffic Volumes by Linear Regress.	Annual Growth 2022 to 2024
McEver Rd	Hall	139-0469	8,260	8,190	9,540	8,620	9,503	10,232	2.6%
Lights Ferry Rd	Hall	139-0449	2,760	4,260	4,290	3,880	4,984	6,001	6.8%
Phil Niekro Blvd	Hall	139-0445	8,220	8,160	8,220	9,930	10,449	12,006	5.0%
Weighted Average			19,240	20,610	22,050	22,430	24,936	28,239	4.4%

APPENDIX C: SYNCHRO REPORTS

HCM 6th TWSC
1: Gainesville St & Lights Ferry Road

Gainesville St Residential TIS
Existing AM

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↰						↰↱	
Traffic Vol, veh/h	0	166	5	5	87	0	0	0	0	6	0	5
Future Vol, veh/h	0	166	5	5	87	0	0	0	0	6	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	0	200	6	6	105	0	0	0	0	7	0	6

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	-	0	0	206	0	0	320	323	105
Stage 1	-	-	-	-	-	-	117	117	-
Stage 2	-	-	-	-	-	-	203	206	-
Critical Hdwy	-	-	-	4.11	-	-	6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.4	5.5	-
Follow-up Hdwy	-	-	-	2.209	-	-	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1371	-	0	678	598	955
Stage 1	0	-	-	-	-	0	913	803	-
Stage 2	0	-	-	-	-	0	836	735	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	1371	-	-	675	0	955
Mov Cap-2 Maneuver	-	-	-	-	-	-	675	0	-
Stage 1	-	-	-	-	-	-	913	0	-
Stage 2	-	-	-	-	-	-	832	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.4	9.7
HCM LOS			A

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	-	-	1371	-	779
HCM Lane V/C Ratio	-	-	0.004	-	0.017
HCM Control Delay (s)	-	-	7.6	0	9.7
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	0.1

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	0	0	0	5	0	33	0	17	2	26	14	0
Future Vol, veh/h	0	0	0	5	0	33	0	17	2	26	14	0
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	3	3	3	0	0	0	0	0	0	1	1	1
Mvmt Flow	0	0	0	6	0	39	0	20	2	31	17	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	0	6.7	7.1	7.4
HCM LOS	-	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	13%	65%
Vol Thru, %	89%	100%	0%	35%
Vol Right, %	11%	0%	87%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	19	0	38	40
LT Vol	0	0	5	26
Through Vol	17	0	0	14
RT Vol	2	0	33	0
Lane Flow Rate	23	0	45	48
Geometry Grp	1	1	1	1
Degree of Util (X)	0.025	0	0.044	0.055
Departure Headway (Hd)	3.951	4.106	3.525	4.143
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	907	0	1012	867
Service Time	1.97	2.145	1.56	2.155
HCM Lane V/C Ratio	0.025	0	0.044	0.055
HCM Control Delay	7.1	7.1	6.7	7.4
HCM Lane LOS	A	N	A	A
HCM 95th-tile Q	0.1	0	0.1	0.2

HCM 6th Signalized Intersection Summary 3: Gainesville St/GC Crow Rd & McEver Rd

Gainesville St Residential TIS
Existing AM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	43	380	6	17	334	119	16	46	33	256	58	82
Future Volume (veh/h)	43	380	6	17	334	119	16	46	33	256	58	82
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1900	1900	1900	1885	1885	1885
Adj Flow Rate, veh/h	48	427	7	19	375	134	18	52	0	288	65	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	0	0	0	1	1	1
Cap, veh/h	281	538	456	241	493	418	286	168		532	461	
Arrive On Green	0.05	0.29	0.29	0.02	0.26	0.26	0.02	0.09	0.00	0.18	0.24	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1810	1900	1610	1795	1885	1598
Grp Volume(v), veh/h	48	427	7	19	375	134	18	52	0	288	65	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1810	1900	1610	1795	1885	1598
Q Serve(g_s), s	1.1	11.9	0.2	0.4	10.5	3.9	0.5	1.5	0.0	7.6	1.5	0.0
Cycle Q Clear(g_c), s	1.1	11.9	0.2	0.4	10.5	3.9	0.5	1.5	0.0	7.6	1.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	281	538	456	241	493	418	286	168		532	461	
V/C Ratio(X)	0.17	0.79	0.02	0.08	0.76	0.32	0.06	0.31		0.54	0.14	
Avail Cap(c_a), veh/h	354	1617	1370	357	1617	1370	406	670		909	1231	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	14.9	18.6	14.5	15.6	19.2	16.8	22.7	24.2	0.0	16.6	16.8	0.0
Incr Delay (d2), s/veh	0.3	2.7	0.0	0.1	2.5	0.4	0.1	1.0	0.0	0.9	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	4.4	0.1	0.1	3.9	1.3	0.2	0.6	0.0	2.7	0.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.2	21.4	14.5	15.7	21.7	17.2	22.8	25.3	0.0	17.5	16.9	0.0
LnGrp LOS	B	C	B	B	C	B	C	C		B	B	
Approach Vol, veh/h	482				528		70		A	353		A
Approach Delay, s/veh	20.6				20.3		24.6			17.4		
Approach LOS	C				C		C			B		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	7.0	20.9	7.2	19.9	7.3	22.3	16.1	11.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	5.0	49.0	5.0	37.0	5.0	49.0	22.0	20.0				
Max Q Clear Time (g_c+I1), s	12.5	12.5	2.5	3.5	2.4	13.9	9.6	3.5				
Green Ext Time (p_c), s	0.0	2.4	0.0	0.3	0.0	2.3	0.6	0.1				

Intersection Summary

HCM 6th Ctrl Delay	19.9
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: Gainesville St & Lights Ferry Road

Gainesville St Residential TIS
Existing PM

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	177	6	31	229	0	0	0	0	13	4	10
Future Vol, veh/h	0	177	6	31	229	0	0	0	0	13	4	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	190	6	33	246	0	0	0	0	14	4	11
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	-	0	0	196	0	0				505	508	246
Stage 1	-	-	-	-	-	-				312	312	-
Stage 2	-	-	-	-	-	-				193	196	-
Critical Hdwy	-	-	-	4.1	-	-				6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-				5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-				5.4	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-				3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1389	-	0				530	471	798
Stage 1	0	-	-	-	-	0				747	661	-
Stage 2	0	-	-	-	-	0				845	742	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1389	-	-				515	0	798
Mov Cap-2 Maneuver	-	-	-	-	-	-				515	0	-
Stage 1	-	-	-	-	-	-				747	0	-
Stage 2	-	-	-	-	-	-				821	0	-
Approach	EB			WB			SB					
HCM Control Delay, s	0			0.9			11.2					
HCM LOS							B					
Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1							
Capacity (veh/h)	-	-	1389	-	609							
HCM Lane V/C Ratio	-	-	0.024	-	0.048							
HCM Control Delay (s)	-	-	7.7	0	11.2							
HCM Lane LOS	-	-	A	A	B							
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1							

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	1	0	0	21	0	62	0	38	2	49	38	2
Future Vol, veh/h	1	0	0	21	0	62	0	38	2	49	38	2
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Heavy Vehicles, %	0	0	0	1	1	1	0	0	0	1	1	1
Mvmt Flow	1	0	0	25	0	75	0	46	2	59	46	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.6	7.3	7.4	7.9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	100%	25%	55%
Vol Thru, %	95%	0%	0%	43%
Vol Right, %	5%	0%	75%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	40	1	83	89
LT Vol	0	1	21	49
Through Vol	38	0	0	38
RT Vol	2	0	62	2
Lane Flow Rate	48	1	100	107
Geometry Grp	1	1	1	1
Degree of Util (X)	0.055	0.001	0.105	0.126
Departure Headway (Hd)	4.129	4.448	3.787	4.228
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	860	792	932	845
Service Time	2.188	2.547	1.869	2.27
HCM Lane V/C Ratio	0.056	0.001	0.107	0.127
HCM Control Delay	7.4	7.6	7.3	7.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0	0.4	0.4

HCM 6th Signalized Intersection Summary

3: Gainesville St/GC Crow Rd & McEver Rd

Gainesville St Residential TIS
Existing PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	110	472	4	35	417	173	7	69	30	142	56	62	
Future Volume (veh/h)	110	472	4	35	417	173	7	69	30	142	56	62	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1900	1900	1900	
Adj Flow Rate, veh/h	120	513	4	38	453	188	8	75	0	154	61	0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0	
Cap, veh/h	335	650	551	288	584	495	267	168		381	342		
Arrive On Green	0.08	0.34	0.34	0.04	0.31	0.31	0.01	0.09	0.00	0.10	0.18	0.00	
Sat Flow, veh/h	1795	1885	1598	1795	1885	1598	1810	1900	1610	1810	1900	1610	
Grp Volume(v), veh/h	120	513	4	38	453	188	8	75	0	154	61	0	
Grp Sat Flow(s),veh/h/ln	1795	1885	1598	1795	1885	1598	1810	1900	1610	1810	1900	1610	
Q Serve(g_s), s	2.5	13.8	0.1	0.8	12.3	5.2	0.2	2.1	0.0	4.1	1.5	0.0	
Cycle Q Clear(g_c), s	2.5	13.8	0.1	0.8	12.3	5.2	0.2	2.1	0.0	4.1	1.5	0.0	
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Lane Grp Cap(c), veh/h	335	650	551	288	584	495	267	168		381	342		
V/C Ratio(X)	0.36	0.79	0.01	0.13	0.78	0.38	0.03	0.45		0.40	0.18		
Avail Cap(c_a), veh/h	454	1969	1669	376	1869	1584	408	673		581	908		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	
Uniform Delay (d), s/veh	13.0	16.6	12.1	13.5	17.7	15.3	23.0	24.4	0.0	19.3	19.6	0.0	
Incr Delay (d2), s/veh	0.6	2.2	0.0	0.2	2.3	0.5	0.0	1.8	0.0	0.7	0.2	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	0.8	4.8	0.0	0.3	4.4	1.7	0.1	1.0	0.0	1.6	0.6	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	13.7	18.8	12.2	13.7	20.0	15.7	23.1	26.3	0.0	20.0	19.9	0.0	
LnGrp LOS	B	B	B	B	B	B	C	C		C	B		
Approach Vol, veh/h	637			679			83			A	215		A
Approach Delay, s/veh	17.8			18.4			26.0				20.0		
Approach LOS	B			B			C				B		
Timer - Assigned Phs	1	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), \$0.2	23.5	6.6	16.2	8.2	25.5	11.8	11.0						
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	56.0	5.0	27.0	5.0	59.0	12.0	20.0						
Max Q Clear Time (g_c+14.5)	14.3	2.2	3.5	2.8	15.8	6.1	4.1						
Green Ext Time (p_c), s	0.1	3.2	0.0	0.2	0.0	3.0	0.2	0.2					

Intersection Summary

HCM 6th Ctrl Delay	18.8
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: Gainesville St & Lights Ferry Road

Gainesville St Residential TIS
No Build AM

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	189	6	6	99	0	0	0	0	7	0	6
Future Vol, veh/h	0	189	6	6	99	0	0	0	0	7	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	0	228	7	7	119	0	0	0	0	8	0	7
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	-	0	0	235	0	0				365	368	119
Stage 1	-	-	-	-	-	-				133	133	-
Stage 2	-	-	-	-	-	-				232	235	-
Critical Hdwy	-	-	-	4.11	-	-				6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-				5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-				5.4	5.5	-
Follow-up Hdwy	-	-	-	2.209	-	-				3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1338	-	0				639	564	938
Stage 1	0	-	-	-	-	0				898	790	-
Stage 2	0	-	-	-	-	0				811	714	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1338	-	-				635	0	938
Mov Cap-2 Maneuver	-	-	-	-	-	-				635	0	-
Stage 1	-	-	-	-	-	-				898	0	-
Stage 2	-	-	-	-	-	-				806	0	-
Approach	EB			WB			SB					
HCM Control Delay, s	0			0.4			9.9					
HCM LOS	A											
Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1							
Capacity (veh/h)	-	-	1338	-	746							
HCM Lane V/C Ratio	-	-	0.005	-	0.021							
HCM Control Delay (s)	-	-	7.7	0	9.9							
HCM Lane LOS	-	-	A	A	A							
HCM 95th %tile Q(veh)	-	-	0	-	0.1							

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	0	0	0	6	0	38	0	19	2	30	16	0
Future Vol, veh/h	0	0	0	6	0	38	0	19	2	30	16	0
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	3	3	3	0	0	0	0	0	0	1	1	1
Mvmt Flow	0	0	0	7	0	45	0	23	2	36	19	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	0	6.8	7.1	7.5
HCM LOS	-	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	14%	65%
Vol Thru, %	90%	100%	0%	35%
Vol Right, %	10%	0%	86%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	21	0	44	46
LT Vol	0	0	6	30
Through Vol	19	0	0	16
RT Vol	2	0	38	0
Lane Flow Rate	25	0	52	55
Geometry Grp	1	1	1	1
Degree of Util (X)	0.028	0	0.052	0.063
Departure Headway (Hd)	3.977	4.13	3.546	4.159
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	901	0	1005	863
Service Time	1.999	2.174	1.585	2.174
HCM Lane V/C Ratio	0.028	0	0.052	0.064
HCM Control Delay	7.1	7.2	6.8	7.5
HCM Lane LOS	A	N	A	A
HCM 95th-tile Q	0.1	0	0.2	0.2

HCM 6th Signalized Intersection Summary 3: Gainesville St/GC Crow Rd & McEver Rd

Gainesville St Residential TIS
No Build AM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	49	432	7	19	380	135	18	52	38	291	66	93	
Future Volume (veh/h)	49	432	7	19	380	135	18	52	38	291	66	93	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1900	1900	1900	1885	1885	1885	
Adj Flow Rate, veh/h	55	485	8	21	427	152	20	58	0	327	74	0	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	
Percent Heavy Veh, %	2	2	2	2	2	2	0	0	0	1	1	1	
Cap, veh/h	270	590	500	227	543	460	265	152		537	477		
Arrive On Green	0.05	0.32	0.32	0.02	0.29	0.29	0.02	0.08	0.00	0.20	0.25	0.00	
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1810	1900	1610	1795	1885	1598	
Grp Volume(v), veh/h	55	485	8	21	427	152	20	58	0	327	74	0	
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1810	1900	1610	1795	1885	1598	
Q Serve(g_s), s	1.3	15.0	0.2	0.5	13.1	4.7	0.6	1.8	0.0	9.6	1.9	0.0	
Cycle Q Clear(g_c), s	1.3	15.0	0.2	0.5	13.1	4.7	0.6	1.8	0.0	9.6	1.9	0.0	
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Lane Grp Cap(c), veh/h	270	590	500	227	543	460	265	152		537	477		
V/C Ratio(X)	0.20	0.82	0.02	0.09	0.79	0.33	0.08	0.38		0.61	0.16		
Avail Cap(c_a), veh/h	325	1466	1242	326	1466	1242	368	608		816	1116		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	
Uniform Delay (d), s/veh	15.5	19.8	14.7	16.3	20.4	17.4	25.4	27.3	0.0	18.4	18.2	0.0	
Incr Delay (d2), s/veh	0.4	2.9	0.0	0.2	2.6	0.4	0.1	1.6	0.0	1.1	0.1	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	0.4	5.6	0.1	0.2	5.0	1.6	0.3	0.8	0.0	3.5	0.7	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	15.9	22.7	14.7	16.5	23.0	17.8	25.5	28.9	0.0	19.6	18.3	0.0	
LnGrp LOS	B	C	B	B	C	B	C	C		B	B		
Approach Vol, veh/h	548			600			78			A	401		A
Approach Delay, s/veh	21.9			21.4			28.0				19.3		
Approach LOS	C			C			C				B		
Timer - Assigned Phs	1	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	9.1	24.2	7.5	21.8	7.5	25.7	18.3	11.0					
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0					
Max Green Setting (Gmax), s	5.0	49.0	5.0	37.0	5.0	49.0	22.0	20.0					
Max Q Clear Time (g_c+I13), s	13.3	15.1	2.6	3.9	2.5	17.0	11.6	3.8					
Green Ext Time (p_c), s	0.0	2.8	0.0	0.3	0.0	2.7	0.7	0.2					

Intersection Summary

HCM 6th Ctrl Delay	21.4
HCM 6th LOS	C

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: Gainesville St & Lights Ferry Road

Gainesville St Residential TIS
No-Build PM

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	201	7	35	261	0	0	0	0	15	5	11
Future Vol, veh/h	0	201	7	35	261	0	0	0	0	15	5	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	216	8	38	281	0	0	0	0	16	5	12
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	-	0	0	224	0	0				577	581	281
Stage 1	-	-	-	-	-	-				357	357	-
Stage 2	-	-	-	-	-	-				220	224	-
Critical Hdwy	-	-	-	4.1	-	-				6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-				5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-				5.4	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-				3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1357	-	0				482	428	763
Stage 1	0	-	-	-	-	0				713	632	-
Stage 2	0	-	-	-	-	0				821	722	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1357	-	-				466	0	763
Mov Cap-2 Maneuver	-	-	-	-	-	-				466	0	-
Stage 1	-	-	-	-	-	-				713	0	-
Stage 2	-	-	-	-	-	-				794	0	-
Approach	EB			WB			SB					
HCM Control Delay, s	0			0.9			11.9					
HCM LOS							B					
Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1							
Capacity (veh/h)	-	-	1357	-	558							
HCM Lane V/C Ratio	-	-	0.028	-	0.06							
HCM Control Delay (s)	-	-	7.7	0	11.9							
HCM Lane LOS	-	-	A	A	B							
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2							

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	0	24	0	71	0	43	2	56	43	2
Future Vol, veh/h	1	0	0	24	0	71	0	43	2	56	43	2
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Heavy Vehicles, %	0	0	0	1	1	1	0	0	0	1	1	1
Mvmt Flow	1	0	0	29	0	86	0	52	2	67	52	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.6	7.5	7.5	8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	100%	25%	55%
Vol Thru, %	96%	0%	0%	43%
Vol Right, %	4%	0%	75%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	45	1	95	101
LT Vol	0	1	24	56
Through Vol	43	0	0	43
RT Vol	2	0	71	2
Lane Flow Rate	54	1	114	122
Geometry Grp	1	1	1	1
Degree of Util (X)	0.063	0.002	0.121	0.144
Departure Headway (Hd)	4.17	4.613	3.821	4.26
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	850	780	920	836
Service Time	2.242	2.613	1.919	2.313
HCM Lane V/C Ratio	0.064	0.001	0.124	0.146
HCM Control Delay	7.5	7.6	7.5	8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0	0.4	0.5

HCM 6th Signalized Intersection Summary

3: Gainesville St/GC Crow Rd & McEver Rd

Gainesville St Residential TIS
No-Build PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	125	537	5	40	475	197	8	79	34	162	64	71
Future Volume (veh/h)	125	537	5	40	475	197	8	79	34	162	64	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	136	584	5	43	516	214	9	86	0	176	70	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0
Cap, veh/h	318	703	596	269	643	545	248	155		372	347	
Arrive On Green	0.07	0.37	0.37	0.04	0.34	0.34	0.01	0.08	0.00	0.11	0.18	0.00
Sat Flow, veh/h	1795	1885	1598	1795	1885	1598	1810	1900	1610	1810	1900	1610
Grp Volume(v), veh/h	136	584	5	43	516	214	9	86	0	176	70	0
Grp Sat Flow(s),veh/h/ln	1795	1885	1598	1795	1885	1598	1810	1900	1610	1810	1900	1610
Q Serve(g_s), s	2.9	17.3	0.1	0.9	15.3	6.3	0.3	2.7	0.0	5.1	1.9	0.0
Cycle Q Clear(g_c), s	2.9	17.3	0.1	0.9	15.3	6.3	0.3	2.7	0.0	5.1	1.9	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	318	703	596	269	643	545	248	155		372	347	
V/C Ratio(X)	0.43	0.83	0.01	0.16	0.80	0.39	0.04	0.56		0.47	0.20	
Avail Cap(c_a), veh/h	419	1810	1534	339	1718	1456	374	618		521	835	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	13.7	17.5	12.1	14.0	18.4	15.4	25.4	27.2	0.0	20.5	21.3	0.0
Incr Delay (d2), s/veh	0.9	2.6	0.0	0.3	2.4	0.5	0.1	3.1	0.0	0.9	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	6.2	0.0	0.3	5.6	2.1	0.1	1.3	0.0	2.0	0.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.6	20.1	12.1	14.3	20.7	15.9	25.5	30.3	0.0	21.5	21.6	0.0
LnGrp LOS	B	C	B	B	C	B	C	C		C	C	
Approach Vol, veh/h	725				773		95		A	246		A
Approach Delay, s/veh	19.0				19.0		29.8			21.5		
Approach LOS	B				B		C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	27.0	6.7	17.2	8.6	28.9	12.9	11.0					
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0					
Max Green Setting (Gmax), s	56.0	5.0	27.0	5.0	59.0	12.0	20.0					
Max Q Clear Time (g_c+I4, s)	17.3	2.3	3.9	2.9	19.3	7.1	4.7					
Green Ext Time (p_c), s	0.1	3.7	0.0	0.2	0.0	3.5	0.2	0.3				

Intersection Summary

HCM 6th Ctrl Delay 19.9
HCM 6th LOS B

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
1: Gainesville St & Lights Ferry Road

Gainesville St Residential TIS
Build AM

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	189	6	6	99	0	0	0	0	66	0	6
Future Vol, veh/h	0	189	6	6	99	0	0	0	0	66	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	1	1	1	1	1	1	0	0	0	0	0	0
Mvmt Flow	0	228	7	7	119	0	0	0	0	80	0	7
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	-	0	0	235	0	0				365	368	119
Stage 1	-	-	-	-	-	-				133	133	-
Stage 2	-	-	-	-	-	-				232	235	-
Critical Hdwy	-	-	-	4.11	-	-				6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-				5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-				5.4	5.5	-
Follow-up Hdwy	-	-	-	2.209	-	-				3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1338	-	0				639	564	938
Stage 1	0	-	-	-	-	0				898	790	-
Stage 2	0	-	-	-	-	0				811	714	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1338	-	-				635	0	938
Mov Cap-2 Maneuver	-	-	-	-	-	-				635	0	-
Stage 1	-	-	-	-	-	-				898	0	-
Stage 2	-	-	-	-	-	-				806	0	-
Approach	EB			WB			SB					
HCM Control Delay, s	0			0.4			11.4					
HCM LOS							B					
Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1							
Capacity (veh/h)	-	-	1338	-	653							
HCM Lane V/C Ratio	-	-	0.005	-	0.133							
HCM Control Delay (s)	-	-	7.7	0	11.4							
HCM Lane LOS	-	-	A	A	B							
HCM 95th %tile Q(veh)	-	-	0	-	0.5							

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	0	0	0	6	0	69	0	19	2	53	75	0
Future Vol, veh/h	0	0	0	6	0	69	0	19	2	53	75	0
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	3	3	3	0	0	0	0	0	0	1	1	1
Mvmt Flow	0	0	0	7	0	82	0	23	2	63	89	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	0	7.1	7.3	8.1
HCM LOS	-	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	8%	41%
Vol Thru, %	90%	100%	0%	59%
Vol Right, %	10%	0%	92%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	21	0	75	128
LT Vol	0	0	6	53
Through Vol	19	0	0	75
RT Vol	2	0	69	0
Lane Flow Rate	25	0	89	152
Geometry Grp	1	1	1	1
Degree of Util (X)	0.029	0	0.091	0.177
Departure Headway (Hd)	4.115	4.436	3.667	4.175
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	863	0	959	858
Service Time	2.176	2.436	1.761	2.205
HCM Lane V/C Ratio	0.029	0	0.093	0.177
HCM Control Delay	7.3	7.4	7.1	8.1
HCM Lane LOS	A	N	A	A
HCM 95th-tile Q	0.1	0	0.3	0.6

HCM 6th Signalized Intersection Summary

3: Gainesville St/GC Crow Rd & McEver Rd

Gainesville St Residential TIS

Build AM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	432	22	30	380	135	55	52	67	291	66	93
Future Volume (veh/h)	49	432	22	30	380	135	55	52	67	291	66	93
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1900	1900	1900	1885	1885	1885
Adj Flow Rate, veh/h	55	485	25	34	427	152	62	58	0	327	74	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2	0	0	0	1	1	1
Cap, veh/h	279	589	499	242	564	478	313	149		531	419	
Arrive On Green	0.05	0.31	0.31	0.04	0.30	0.30	0.05	0.08	0.00	0.20	0.22	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1810	1900	1610	1795	1885	1598
Grp Volume(v), veh/h	55	485	25	34	427	152	62	58	0	327	74	0
Grp Sat Flow(s), veh/h/ln	1781	1870	1585	1781	1870	1585	1810	1900	1610	1795	1885	1598
Q Serve(g_s), s	1.3	15.3	0.7	0.8	13.2	4.7	2.0	1.9	0.0	9.9	2.0	0.0
Cycle Q Clear(g_c), s	1.3	15.3	0.7	0.8	13.2	4.7	2.0	1.9	0.0	9.9	2.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	279	589	499	242	564	478	313	149		531	419	
V/C Ratio(X)	0.20	0.82	0.05	0.14	0.76	0.32	0.20	0.39		0.62	0.18	
Avail Cap(c_a), veh/h	331	1434	1215	319	1434	1215	360	595		797	1091	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	15.4	20.3	15.2	16.0	20.2	17.3	25.0	28.0	0.0	19.0	20.1	0.0
Incr Delay (d2), s/veh	0.3	3.0	0.0	0.3	2.1	0.4	0.3	1.7	0.0	1.2	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	0.5	5.8	0.2	0.3	5.0	1.6	0.8	0.9	0.0	3.7	0.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.7	23.2	15.3	16.3	22.3	17.6	25.3	29.7	0.0	20.2	20.3	0.0
LnGrp LOS	B	C	B	B	C	B	C	C		C	C	
Approach Vol, veh/h	565			613			120			A	401	A
Approach Delay, s/veh	22.2			20.8			27.4				20.2	
Approach LOS	C			C			C				C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.1	25.3	9.3	20.2	8.3	26.1	18.5	11.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	5.0	49.0	5.0	37.0	5.0	49.0	22.0	20.0				
Max Q Clear Time (g_c+I), s	13.3	15.2	4.0	4.0	2.8	17.3	11.9	3.9				
Green Ext Time (p_c), s	0.0	2.8	0.0	0.3	0.0	2.8	0.7	0.2				

Intersection Summary

HCM 6th Ctrl Delay	21.6
HCM 6th LOS	C

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection												
Int Delay, s/veh	2.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	5	29	0	18	2	55	11	6	100	2
Future Vol, veh/h	5	0	5	29	0	18	2	55	11	6	100	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	4	4	4
Mvmt Flow	5	0	5	32	0	20	2	60	12	7	109	2
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	204	200	110	197	195	66	111	0	0	72	0	0
Stage 1	124	124	-	70	70	-	-	-	-	-	-	-
Stage 2	80	76	-	127	125	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	758	699	949	766	704	1003	1466	-	-	1515	-	-
Stage 1	885	797	-	945	841	-	-	-	-	-	-	-
Stage 2	934	836	-	882	796	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	740	695	949	758	700	1003	1466	-	-	1515	-	-
Mov Cap-2 Maneuver	740	695	-	758	700	-	-	-	-	-	-	-
Stage 1	884	793	-	944	840	-	-	-	-	-	-	-
Stage 2	915	835	-	873	792	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	9.4		9.6			0.2			0.4			
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1466	-	-	832	836	1515	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.013	0.061	0.004	-	-				
HCM Control Delay (s)	7.5	0	-	9.4	9.6	7.4	0	-				
HCM Lane LOS	A	A	-	A	A	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0	-	-				

Intersection												
Int Delay, s/veh	3.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	5	42	0	39	2	55	17	16	84	2
Future Vol, veh/h	5	0	5	42	0	39	2	55	17	16	84	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	4	4	4	4	4	4
Mvmt Flow	5	0	5	46	0	42	2	60	18	17	91	2
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	220	208	92	202	200	69	93	0	0	78	0	0
Stage 1	126	126	-	73	73	-	-	-	-	-	-	-
Stage 2	94	82	-	129	127	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	740	692	971	761	699	1000	1489	-	-	1508	-	-
Stage 1	883	796	-	942	838	-	-	-	-	-	-	-
Stage 2	918	831	-	880	795	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	702	683	971	750	690	1000	1489	-	-	1508	-	-
Mov Cap-2 Maneuver	702	683	-	750	690	-	-	-	-	-	-	-
Stage 1	882	786	-	941	837	-	-	-	-	-	-	-
Stage 2	878	830	-	865	785	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	9.5		9.7		0.2		1.2					
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1489	-	-	815	853	1508	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.013	0.103	0.012	-	-				
HCM Control Delay (s)	7.4	0	-	9.5	9.7	7.4	0	-				
HCM Lane LOS	A	A	-	A	A	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0	-	-				

HCM 6th TWSC
1: Gainesville St & Lights Ferry Road

Gainesville St Residential TIS
Build PM

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰			↰						↰	
Traffic Vol, veh/h	0	201	7	35	261	0	0	0	0	56	5	11
Future Vol, veh/h	0	201	7	35	261	0	0	0	0	56	5	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	216	8	38	281	0	0	0	0	60	5	12
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	-	0	0	224	0	0				577	581	281
Stage 1	-	-	-	-	-	-				357	357	-
Stage 2	-	-	-	-	-	-				220	224	-
Critical Hdwy	-	-	-	4.1	-	-				6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-				5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-				5.4	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-				3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1357	-	0				482	428	763
Stage 1	0	-	-	-	-	0				713	632	-
Stage 2	0	-	-	-	-	0				821	722	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1357	-	-				466	0	763
Mov Cap-2 Maneuver	-	-	-	-	-	-				466	0	-
Stage 1	-	-	-	-	-	-				713	0	-
Stage 2	-	-	-	-	-	-				794	0	-
Approach	EB			WB			SB					
HCM Control Delay, s	0			0.9			13.6					
HCM LOS							B					
Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1							
Capacity (veh/h)	-	-	1357	-	498							
HCM Lane V/C Ratio	-	-	0.028	-	0.155							
HCM Control Delay (s)	-	-	7.7	0	13.6							
HCM Lane LOS	-	-	A	A	B							
HCM 95th %tile Q(veh)	-	-	0.1	-	0.5							

Intersection	
Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	1	0	0	24	0	159	0	43	2	72	84	2
Future Vol, veh/h	1	0	0	24	0	159	0	43	2	72	84	2
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Heavy Vehicles, %	0	0	0	1	1	1	0	0	0	1	1	1
Mvmt Flow	1	0	0	29	0	192	0	52	2	87	101	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.9	8.3	7.9	9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	100%	13%	46%
Vol Thru, %	96%	0%	0%	53%
Vol Right, %	4%	0%	87%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	45	1	183	158
LT Vol	0	1	24	72
Through Vol	43	0	0	84
RT Vol	2	0	159	2
Lane Flow Rate	54	1	220	190
Geometry Grp	1	1	1	1
Degree of Util (X)	0.069	0.002	0.245	0.241
Departure Headway (Hd)	4.556	4.909	3.999	4.55
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	786	729	900	794
Service Time	2.584	2.939	2.017	2.55
HCM Lane V/C Ratio	0.069	0.001	0.244	0.239
HCM Control Delay	7.9	7.9	8.3	9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0	1	0.9

HCM 6th Signalized Intersection Summary

3: Gainesville St/GC Crow Rd & McEver Rd

Gainesville St Residential TIS

Build PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	125	537	45	72	475	197	34	79	54	162	64	71	
Future Volume (veh/h)	125	537	45	72	475	197	34	79	54	162	64	71	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1900	1900	1900	1900	1900	1900	
Adj Flow Rate, veh/h	136	584	49	78	516	214	37	86	0	176	70	0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Percent Heavy Veh, %	1	1	1	1	1	1	0	0	0	0	0	0	
Cap, veh/h	327	700	593	290	674	571	289	151		367	296		
Arrive On Green	0.07	0.37	0.37	0.06	0.36	0.36	0.04	0.08	0.00	0.11	0.16	0.00	
Sat Flow, veh/h	1795	1885	1598	1795	1885	1598	1810	1900	1610	1810	1900	1610	
Grp Volume(v), veh/h	136	584	49	78	516	214	37	86	0	176	70	0	
Grp Sat Flow(s),veh/h/ln	1795	1885	1598	1795	1885	1598	1810	1900	1610	1810	1900	1610	
Q Serve(g_s), s	3.0	18.0	1.3	1.7	15.4	6.3	1.2	2.8	0.0	5.4	2.1	0.0	
Cycle Q Clear(g_c), s	3.0	18.0	1.3	1.7	15.4	6.3	1.2	2.8	0.0	5.4	2.1	0.0	
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Lane Grp Cap(c), veh/h	327	700	593	290	674	571	289	151		367	296		
V/C Ratio(X)	0.42	0.83	0.08	0.27	0.77	0.37	0.13	0.57		0.48	0.24		
Avail Cap(c_a), veh/h	423	1745	1479	325	1656	1404	362	596		501	805		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	
Uniform Delay (d), s/veh	13.5	18.3	13.0	13.9	18.1	15.2	25.4	28.3	0.0	22.3	23.6	0.0	
Incr Delay (d2), s/veh	0.8	2.7	0.1	0.5	1.8	0.4	0.2	3.4	0.0	1.0	0.4	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	1.0	6.5	0.4	0.6	5.6	2.1	0.5	1.3	0.0	2.1	0.9	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	14.3	21.0	13.1	14.4	20.0	15.6	25.6	31.6	0.0	23.3	24.0	0.0	
LnGrp LOS	B	C	B	B	B	B	C	C		C	C		
Approach Vol, veh/h	769			808			123			A	246		A
Approach Delay, s/veh	19.3			18.3			29.8				23.5		
Approach LOS	B			B			C				C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	28.8	8.4	15.9	9.7	29.7	13.3	11.1						
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	56.0	5.0	27.0	5.0	59.0	12.0	20.0						
Max Q Clear Time (g_c+15, s)	17.4	3.2	4.1	3.7	20.0	7.4	4.8						
Green Ext Time (p_c), s	0.1	3.7	0.0	0.2	0.0	3.7	0.2	0.3					

Intersection Summary

HCM 6th Ctrl Delay	20.1
HCM 6th LOS	C

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	3	21	0	12	6	139	33	19	123	6
Future Vol, veh/h	3	0	3	21	0	12	6	139	33	19	123	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	3	0	3	23	0	13	7	151	36	21	134	7
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	370	381	138	364	366	169	141	0	0	187	0	0
Stage 1	180	180	-	183	183	-	-	-	-	-	-	-
Stage 2	190	201	-	181	183	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	590	555	916	596	566	880	1455	-	-	1399	-	-
Stage 1	826	754	-	823	752	-	-	-	-	-	-	-
Stage 2	816	739	-	825	752	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	572	543	916	585	554	880	1455	-	-	1399	-	-
Mov Cap-2 Maneuver	572	543	-	585	554	-	-	-	-	-	-	-
Stage 1	822	742	-	819	748	-	-	-	-	-	-	-
Stage 2	800	735	-	809	740	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	10.2		10.7		0.3		1					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1455	-	-	704	666	1399	-	-				
HCM Lane V/C Ratio	0.004	-	-	0.009	0.054	0.015	-	-				
HCM Control Delay (s)	7.5	0	-	10.2	10.7	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0	-	-				

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	3	30	0	28	6	102	44	41	130	6
Future Vol, veh/h	3	0	3	30	0	28	6	102	44	41	130	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	3	0	3	33	0	30	7	111	48	45	141	7
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	399	408	145	385	387	135	148	0	0	159	0	0
Stage 1	235	235	-	149	149	-	-	-	-	-	-	-
Stage 2	164	173	-	236	238	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	565	536	908	577	551	919	1446	-	-	1433	-	-
Stage 1	773	714	-	858	778	-	-	-	-	-	-	-
Stage 2	843	760	-	772	712	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	530	515	908	558	530	919	1446	-	-	1433	-	-
Mov Cap-2 Maneuver	530	515	-	558	530	-	-	-	-	-	-	-
Stage 1	769	690	-	854	774	-	-	-	-	-	-	-
Stage 2	811	756	-	743	688	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	10.4		10.8		0.3		1.8					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1446	-	-	669	689	1433	-	-				
HCM Lane V/C Ratio	0.005	-	-	0.01	0.091	0.031	-	-				
HCM Control Delay (s)	7.5	0	-	10.4	10.8	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0.1	-	-				

APPENDIX D:

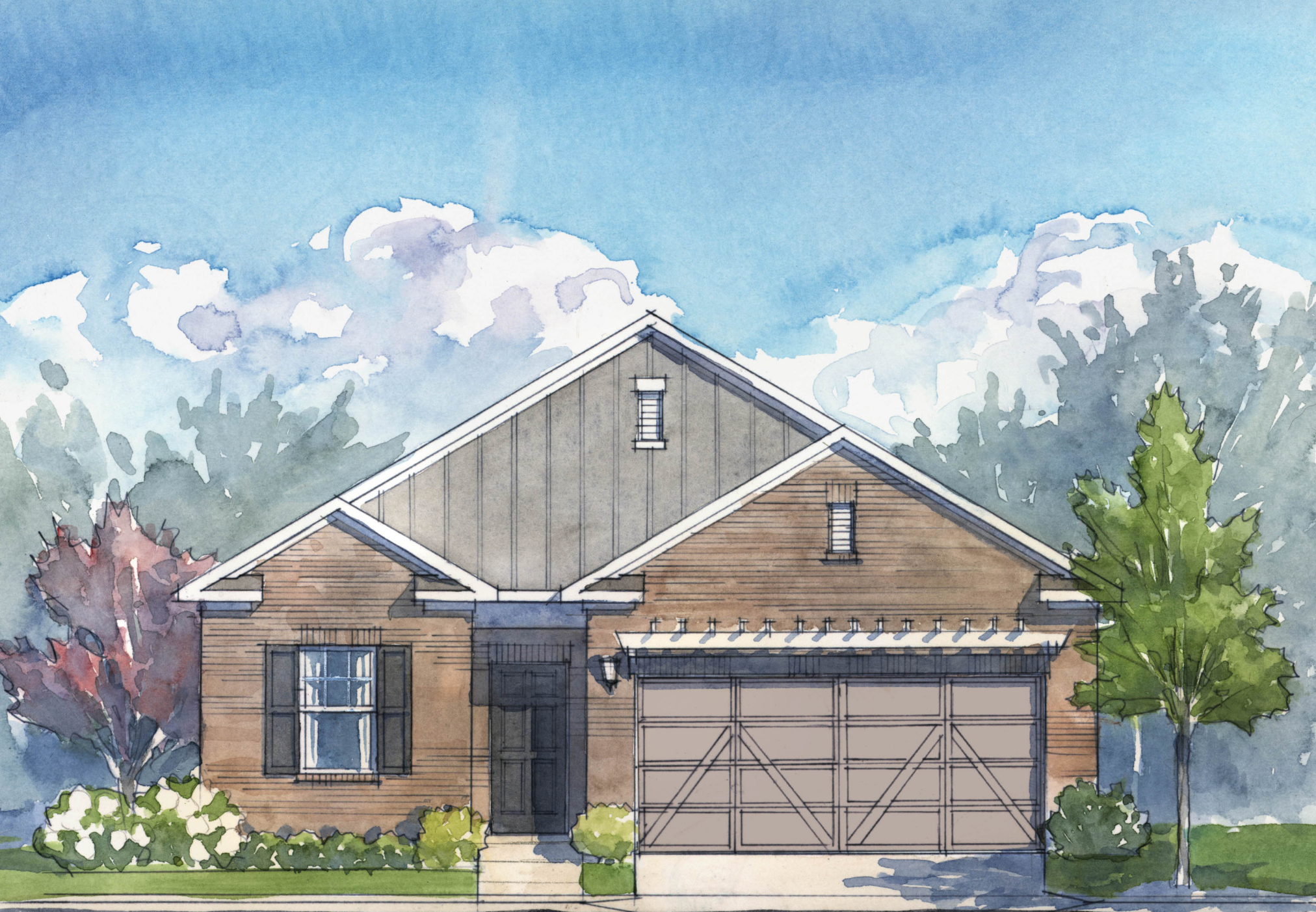
TURN LANE EVALUATIONS

GDOT Turn Lane Evaluations

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?		Gainesville St: 35 MPH, ADT < 6000			
							LUC 210 Distribution	LUC 215 Distribution	Total Volume	Threshold
4	Gainesville St & Site Dwy 1 / Site Dwy 3	NBR	225 RT/Day	200 RT/Day	YES	RTV	25%	10%	225	200
		NBL	27 LT/Day	300 LT/Day	NO	LTV	5%	0%	27	300
		SBR	27 RT/Day	200 RT/Day	NO	RTV	5%	0%	27	200
		SBL	126 LT/Day	300 LT/Day	NO	LTV	15%	5%	126	300
5	Gainesville St & Site Dwy 2 / Site Dwy 4	NBR	510 RT/Day	200 RT/Day	YES	RTV	20%	45%	510	200
		NBL	27 LT/Day	300 LT/Day	NO	LTV	5%	0%	27	300
		SBR	27 RT/Day	200 RT/Day	NO	RTV	5%	0%	27	200
		SBL	466 LT/Day	300 LT/Day	YES	LTV	20%	40%	466	300

		TOTAL	IN	OUT
LUC 210 - 186 Dwelling Units	Daily	1,786	893	893
	AM Peak Hour	131	34	97
	PM Peak Hour	178	112	66
LUC 215 - 149 Dwelling Units	Daily	1,084	542	542
	AM Peak Hour	72	22	50
	PM Peak Hour	85	48	37













ORDINANCE NO. 670

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING A PARCEL OF REAL PROPERTY OF LAND TOTALING 60.79 +/- ACRES OF LAND, OWNED BY NEDRA ANN JONES, IDENTIFIED AS 5183 GAINESVILLE STREET, TAX PARCEL 08098 001019, TO BE REZONED FROM AGRICULTURE (A) TO RESIDENTIAL, MULTI-FAMILY (R-3) AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B”, AND AS CONDITIONED ON ATTACHED EXHIBIT “C”, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Neadra Ann Jones owns the subject parcel of land identified as Parcel Tax Identification No.08098 001019, as shown on Exhibit “A”, and as described on Exhibit “B”; and

WHEREAS, Neadra Ann Jones submitted to the City of Flowery Branch, Georgia, a written and signed application and affidavit showing consent to being rezoned, and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of July 21, 2022, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning from Agriculture (A) to Residential, Multi-Family (R-3) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned; however, an alternative use is appropriately considered.

4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is generally in conformity with the policy and intent of the comprehensive plan including the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No determination has been made by staff with regard to the value differential between development under the current zoning as opposed to Residential, Multi-Family (R-3).
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. REZONING.

The subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, is hereby rezoned from Agriculture (A) to Residential, Multi-Family (R-3) and conditioned as shown on attached Exhibit “C”. Said Exhibits are incorporated.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be September 23rd, 2022.

Public Hearing Published 06/22/2022
Public Hearing 07/21/2022

First Reading 08/18/2022
Adopted 09/22/2022

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this 22nd day of September 2022.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, City Attorney

Exhibit "A"

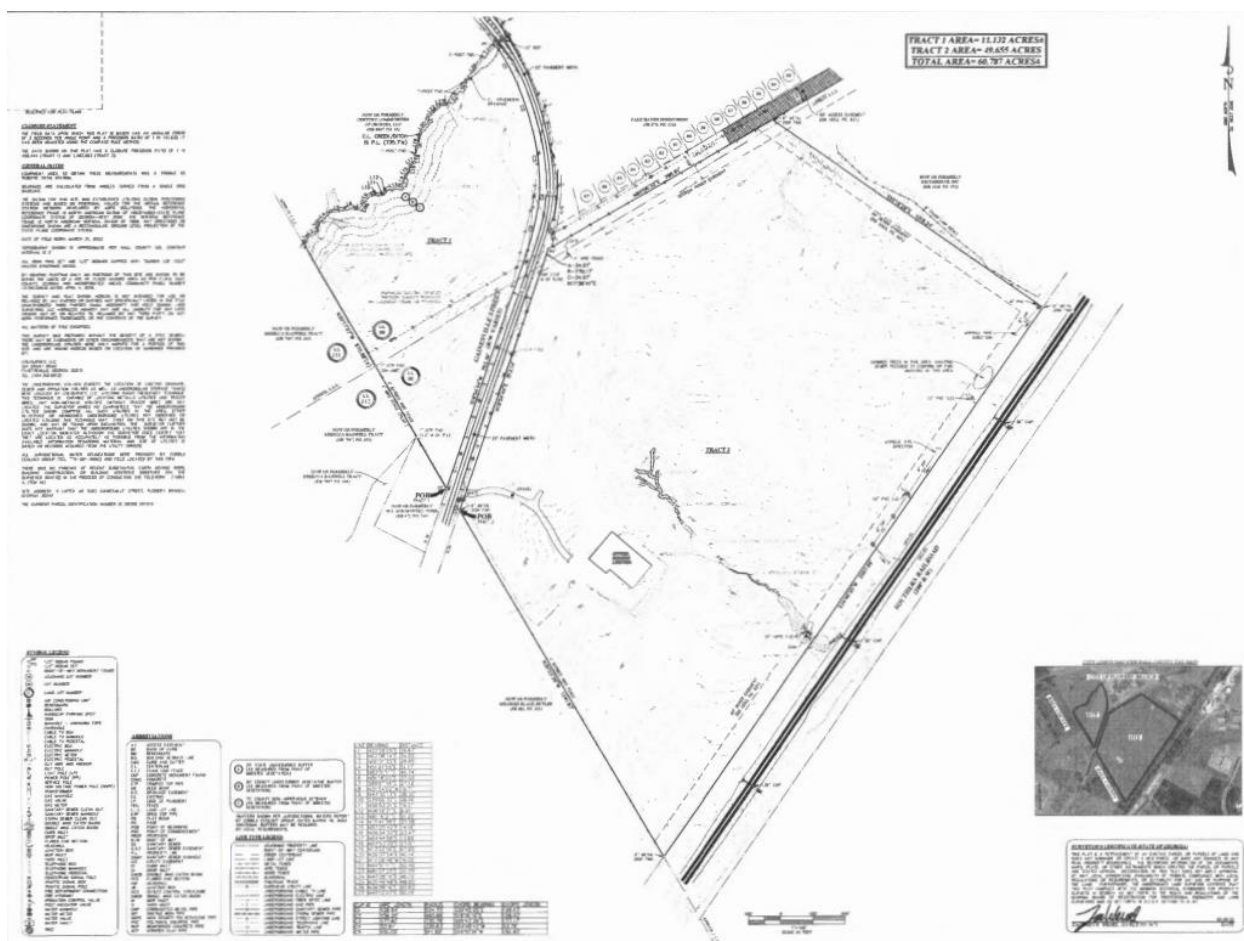


Exhibit "B"

Legal Description

Gainesville Street 5183 Tract 1

All that tract or parcel of land lying and being in Georgia Militia District 1270, Land Lots 98 and 99 of the 8th District, City of Flowery Branch, Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1/2" rebar found at the intersection of the westerly right of way of Gainesville Street (right of way varies) and the common line of Land Lots 98 and 112, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence leaving said westerly right of way and along the common line of Land Lots 98 and 112, and also along the common line of Land Lots 99 and 111 N30°17'07"W for a distance of 870.88 feet, more or less to a point at the centerline of a creek/ditch; thence along the centerline of said creek/ditch, following the meanderings thereof, for a distance of 735.7 feet, more or less, to a point, said creek/ditch following a traverse line as follows:

N22°29'05"E for a distance of 26.67 feet to a point; N62°08'14"E for a distance of 34.90 feet to a point; N00°01'33"E for a distance of 28.85 feet to a point; N51°21'55"E for a distance of 51.17 feet to a point; N83°01'11"E for a distance of 40.74 feet to a point; N81°18'05"E for a distance of 37.00 feet to a point; S88°07'16"E for a distance of 27.12 feet to a point; N21°54'02"W for a distance of 19.71 feet to a point; N47°35'13"E for a distance of 38.32 feet to a point; S79°06'32"E for a distance of 26.16 feet to a point; N58°53'31"E for a distance of 18.21 feet to a point; N08°16'31"E for a distance of 8.91 feet to a point; N81°16'21"E for a distance of 51.25 feet to a point; N15°41'38"E for a distance of 37.58 feet to a point; N53°25'42"E for a distance of 14.18 feet to a point; N09°24'30"E for a distance of 23.47 feet to a point; N64°44'06"E for a distance of 13.99 feet to a point; N07°53'35"E for a distance of 27.01 feet to a t-post found; N13°33'18"E for a distance of 67.65 feet to a point; N39°37'54"E for a distance of 40.14 feet to a point; N14°08'48"W for a distance of 16.55 feet to a point; N44°51'11"E for a distance of 52.49 feet to a point; N81°27'23"E for a distance of 20.59 feet to a t-post found; N47°28'16"E for a distance of 46.19 feet to a t-post found; N35°49'48"E for a distance of 49.65 feet to a t-post found; N39°29'16"E for a distance of 92.83 feet to a t-post found; N45°12'07"E for a distance of 50.19 feet to a 1/2" rebar found at the westerly right of way of Gainesville Street (right of way varies); thence along said westerly right of way the following courses and distances:

128.94 feet along the arc of a curve to the right, said curve having a radius of 534.75 feet and being subtended by a chord of S29°45'25"E, 128.63 feet to a point; 159.20 feet along the arc of a curve to the right, said curve having a radius of 995.88 feet and being subtended by a chord of S18°16'10"E, 159.03 feet to a point; 177.61 feet along the arc of a curve to the right, said curve having a radius of 730.78 feet and being subtended by a chord of S06°43'39"E, 177.17 feet to a point; 53.81 feet along the arc of a curve to the right, said curve having a radius of 335.63 feet and being subtended by a chord of S04°49'42"W, 53.76 feet to a point; 151.00 feet along the arc of a curve to the right, said curve having a radius of 911.60 feet and being subtended by a chord of S14°10'01"W, 150.83 feet to a point; S18°54'44"W for a distance of 763.39 feet to a 1/2" rebar found, said point being the **TRUE POINT OF BEGINNING**.

Public Hearing Published 06/22/2022
Public Hearing 07/21/2022

First Reading 08/18/2022
Adopted 09/22/2022

Said tract or parcel of land contains 11.132 acres, more or less.

TOGETHER WITH:

Gainesville Street 5183 Tract 2

All that tract or parcel of land lying and being in Georgia Militia District 1270, Land Lots 98 and 99 of the 8th District, City of Flowery Branch, Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 6" metal disk found at the intersection of the easterly right of way of Gainesville Street (right of way varies) and the common line of Land Lots 98 and 112, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence leaving said Land Lot Line and along said easterly right of way the following courses and distances: N18°54'44"E for a distance of 813.14 feet to a point; 34.07 feet along the arc of a curve to the left, said curve having a radius of 770.17 feet and being subtended by a chord of N17°38'41"E, 34.07 feet to a 1/2" rebar found; thence leaving said easterly right of way N60°06'32"E for a distance of 796.61 feet to a 6" metal disk found; thence S55°19'29"E for a distance of 1018.24 feet to a 6" metal disk found at the westerly right of way of Southern Railroad (200' right of way); thence along said westerly right of way S34°46'25"W for a distance of 2057.99 feet to a 6" metal disk found at the common line of Land Lots 98 and 112; thence leaving said westerly right of way and along said Land Lot Line N30°23'29"W for a distance of 1241.67 feet to a 6" metal disk found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 49.655 acres.

Tract 1 area and Tract 2 area totals 60.787 Acres

Public Hearing Published 06/22/2022
Public Hearing 07/21/2022

First Reading 08/18/2022
Adopted 09/22/2022

Exhibit “C”

Conditions to be added prior to the final read

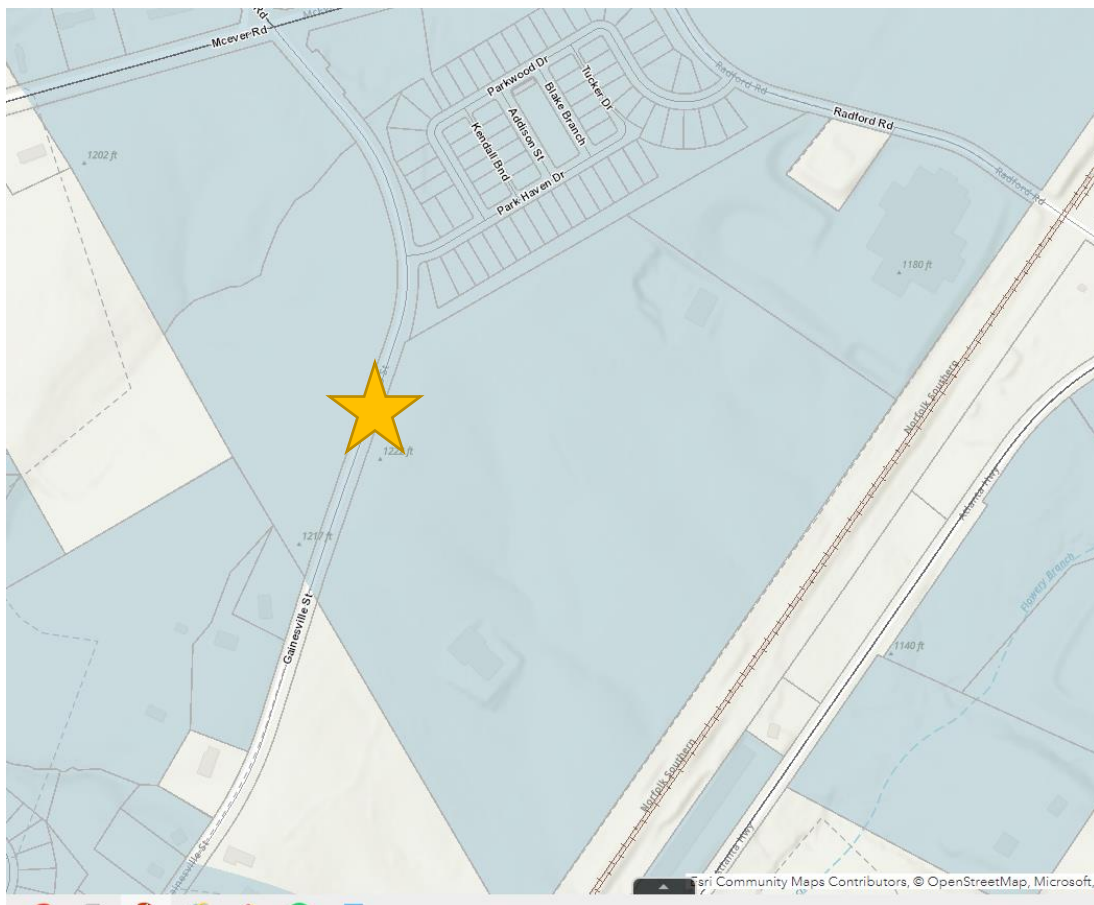


**Staff Report
Edge City Properties
Rezoning Request
Ordinance 670**

Request

Rezone a 60.79 +/- acre tract of land from Agricultural (A) to Residential Multi-Family (R3) with the intent to develop and construct 186 single-family detached homes and 149 townhomes.

GIS Map:





SITE ANALYSIS

	NORTH TRACT	SOUTH TRACT	TOTAL
SITE AREA	11.13 ACRES±	49.66 ACRES±	60.79 ACRES±
(A) 24' X 50' TOWNHOMES	0 UNITS	149 UNITS	149 UNITS
(B) 45' X 100' DETACHED LOT	0 UNITS	87 UNITS	87 UNITS
(C) 55' X 100' DETACHED LOT	32 UNITS	67 UNITS	99 UNITS
TOTALS	32 UNITS	303 UNITS	335 UNITS
PROPOSED DENSITY	2.88 U/AC	6.10 U/AC	5.51 U/AC
R-3 ZONING CRITERIA			
MAXIMUM HEIGHT			45 FEET
MAXIMUM NUMBER OF STORIES			3 STORIES
MAXIMUM DENSITY			12 UNITS/AC
MINIMUM LOT SIZE (DETACHED LOT)			*4,500 S.F.
MINIMUM LOT WIDTH (AT FRONT SETBACK)			*45 FEET
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT			1,000 S.F.
MINIMUM BUILDING SETBACKS	FRONT		*20 FEET
	CORNER SIDE		*5 FEET
	SIDE		*5 FEET
	REAR		20 FEET
MINIMUM DETACHED HOUSE SEPARATION (FOUNDATION TO FOUNDATION)			10 FEET
MINIMUM TOWNHOUSE BUILDING SEPARATION (FOUNDATION TO FOUNDATION)			20 FEET
MAXIMUM LOT COVERAGE			*55%
MINIMUM OPEN SPACE REQUIRED			15% (9.12 AC±)
OPEN SPACE PROVIDED**			26.5% (16.11 AC±)

* VARIANCE REQUIRED

** INCLUDES ALL COMMON AREA OUTSIDE OF R/W & DETACHED LOTS (INCLUDES PONDS & POWER EASEMENT)



Proposed Schedule

July 21, 2022 – Public Hearing
August 4, 2022 - Work Session (if requested)
August 18, 2022 – First Read and First Vote
September 1, 2022 – Work Session (if requested)
September 15, 2022- Second Read and Final Vote

Comprehensive Plan





Purpose of the Comprehensive Plan

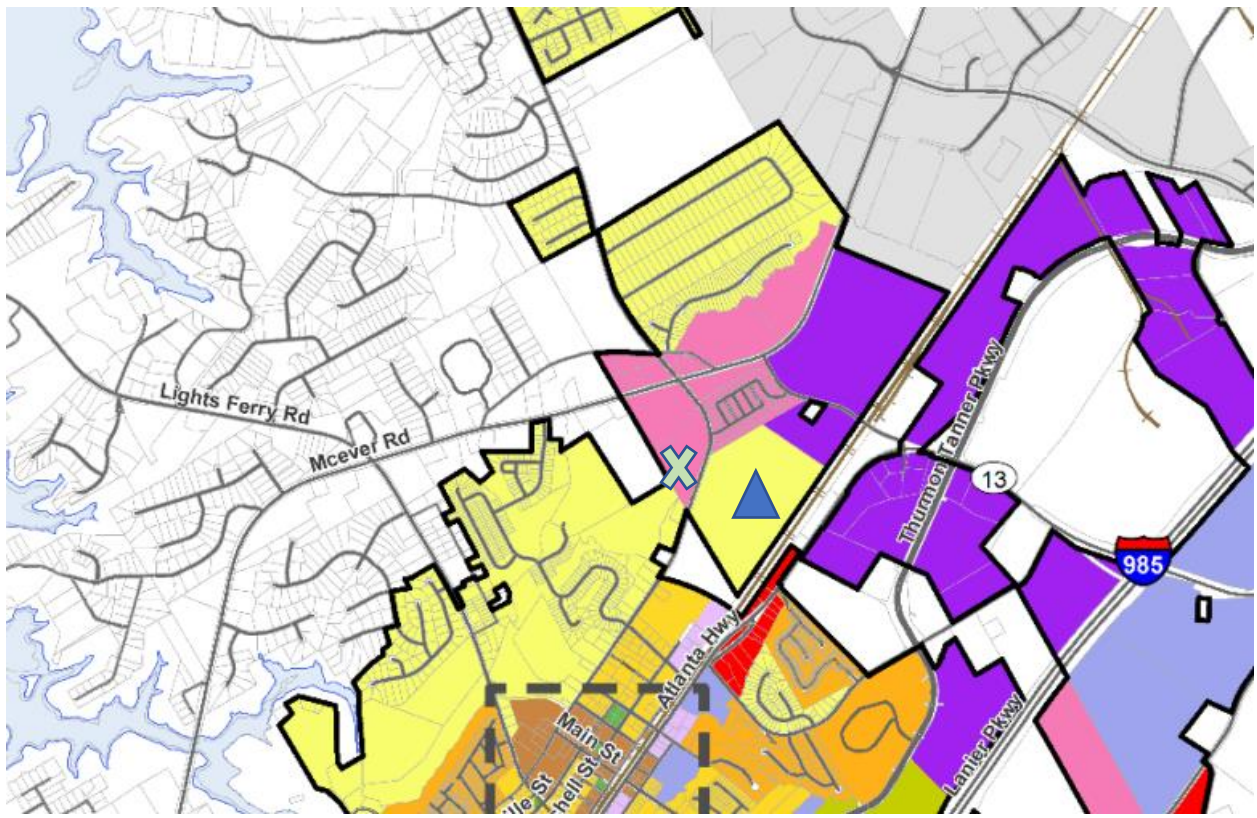
The *Flowery Branch Comprehensive Plan* is the City's policy guide for growth and development, as expressed by a vision statement, Future Development Map, character area policies, and supporting implementation strategies. The plan is most commonly used in the review and decision-making process by staff and City Council for rezoning requests, when proposals are evaluated for consistency with the Future Development Map and supporting text in this document.

The Comprehensive Plan also outlines the overall strategy for achieving the City's vision for future development by identifying a 5-year Community Work Program (CWP) with a prioritized 'to-do' list. The CWP should be consulted by staff and City Council on an annual basis when developing annual department-level work programs and the City budget.

In addition, this plan serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as amended on October 1, 2018. Preparation of a comprehensive plan in accordance with these standards is an essential requirement for maintaining status as a Qualified Local Government (QLG). QLG status allows Georgia cities and counties to be eligible for financial incentives from DCA, the Department of Natural Resources (DNR), the Georgia Environmental Finance Authority (GEFA), and the OneGeorgia Authority. This plan update allows the City of Flowery Branch to retain its QLG status.



Suburban Residential & Mixed-Use





Suburban Residential

Suburban Residential areas are located throughout the city and include locations where low- to moderate density single-family development exists or is likely to based on a property's zoning and surrounding uses.

Vision

Protect established single-family neighborhoods and create quality new residential construction at suburban densities.

Design Principles

- Larger lots (1/3 to 1 acre) with houses set back from the road
- Cul-de-sacs and curvilinear streets (that are relatively wide when compared to traditional neighborhoods) with sidewalks
- Use of high quality exterior cladding materials (that are consistent on each level of the home)
- Diverse architectural styles are allowed, but there should be compatibility in overall neighborhood design such as roof pitch, building width, and level of ornamentation
- De-emphasized garage (recessed, side or rear entry)
- Opportunities for meaningful open space, including shared areas for the benefit of residents
- In Planned Unit Developments (PUDs), deviations in lot size, building setbacks and street width may be appropriate to maximize open space and improve neighborhood design

Land Uses

- Single-family detached dwellings
- Recreational uses integrated into a neighborhood

Zoning

- R-1 Detached Single-Family, Low-Density District
- R-2 Detached Single-Family, Moderate-Density District
- PUD - Planned Unit Development District

Implementation Strategies

- Amend City's Architectural Design Standards to address residential buildings
- Update PUD requirements to enhance open space and site design requirements
- Expand code enforcement ability by increasing full-time personnel

Illustrative Photos





Mixed Use - Neighborhood

Mixed Use – Neighborhood areas are located around the McEver Road intersections with Gaines Ferry Road, Gainesville Street and Radford Road.

Vision

Commercial development at significant intersections that serves surrounding neighborhoods, with consideration given to mixed use developments having commercial uses or open space/recreation (in response to market conditions) that are oriented to existing public streets.

Design Principles

- Connectivity between uses and developments
- Automobile and pedestrian accessibility
- Enclosed buildings with no outside storage and limited outdoor display of goods and merchandise
- Integration of open space as an attractive design element and functional component in mixed use development
- High quality building materials and site features

Land Uses

- Small-scale neighborhood commercial uses
- Residential in the context of a mixed use development
- Open space / recreation

Zoning

- NS, Neighborhood Shopping District
- PUD, Planned Unit Development District

Implementation Strategies

Assess existing Architectural Guidelines and Pedestrian Retail design standards to ensure desired quality of development can be achieved.

Illustrative Photos





The proposed development does not meet the strict requirements of the Suburban-Residential character area of Comprehensive Plan due to the townhome component. However, the residential use does meet the intent of the Comprehensive Plan and would provide housing for more citizens with a close proximity to downtown. This development, if approved, will cause the desired townhome portion of the housing mix to rise approximately 2% above the 15% considered by the Comprehensive Plan (single family 70%, apartments 15%, and townhomes 15%).

The Mixed-Use portion of the proposed development adds more housing options to serve the existing and approved commercial on McEver Road.

Analysis

Flowery Branch Zoning Ordinance Article 37 Rezoning and Conditional Use Applications

Sec. 34.7. - Analysis Requirements.

Applications to amend the official zoning map and applications for conditional uses shall provide a written analysis comparing the proposed action with the criteria in this Section. A zoning map amendment or conditional use application may be justified only if it bears a reasonable relationship to the public health, safety, morality, or general welfare, and after consideration of the analysis requirements which may in individual cases be considered criteria relevant to Zoning Administrator in making recommendations and by the Governing Body in the decision-making process.

Staff Response:

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. **Yes, a residential use is appropriate for this site and the surrounding area.**
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. **The development will not adversely affect the area.**
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned. **Yes, current zoning of A III is economically feasible.**
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. **It is staff's opinion that the use will not create any unnecessary burdens.**
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map. **No**



- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. *Not to staff's knowledge, no.*
- (g) Existing use(s) and zoning of the subject property and nearby properties. *Currently vacant, the proposed use will fit in with the surrounding residential uses.*
- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification. *Staff does not have a specific number regarding property value but please review applicant's response as part of attached "Exhibit C".*
- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. *Staff does not feel that the proposed will be a deterrent but rather an enhancement to the surrounding area and will have a positive impact on the housing mix by providing age restricted housing.*
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts. *N/A*
- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district. *The proposed use will enhance the character of the existing district and surrounding area in staff's opinion.*
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. *The development, if approved, will need to go through all the required development reviews to ensure all applicable codes and requirements are met.*
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance. *The proposed development will enhance the surrounding area and meet the intent of the Zoning Ordinance.*



Recommendation

Approve the request as submitted with the following conditions:

Conditions to be added prior the second read



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2024)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING PLANS

FOR:

5183
GAINESVILLE
STREET

GMD 1270
LAND LOT 98 & 99
8TH DISTRICT
FLOWERY BRANCH
HALL COUNTY, GEORGIA

FOR:



EDGE CITY
PROPERTIES

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096
CONTACT: MR. MIKE DYE
770.814.4500

REVISIONS

07.28.2022 CITY COMMENTS

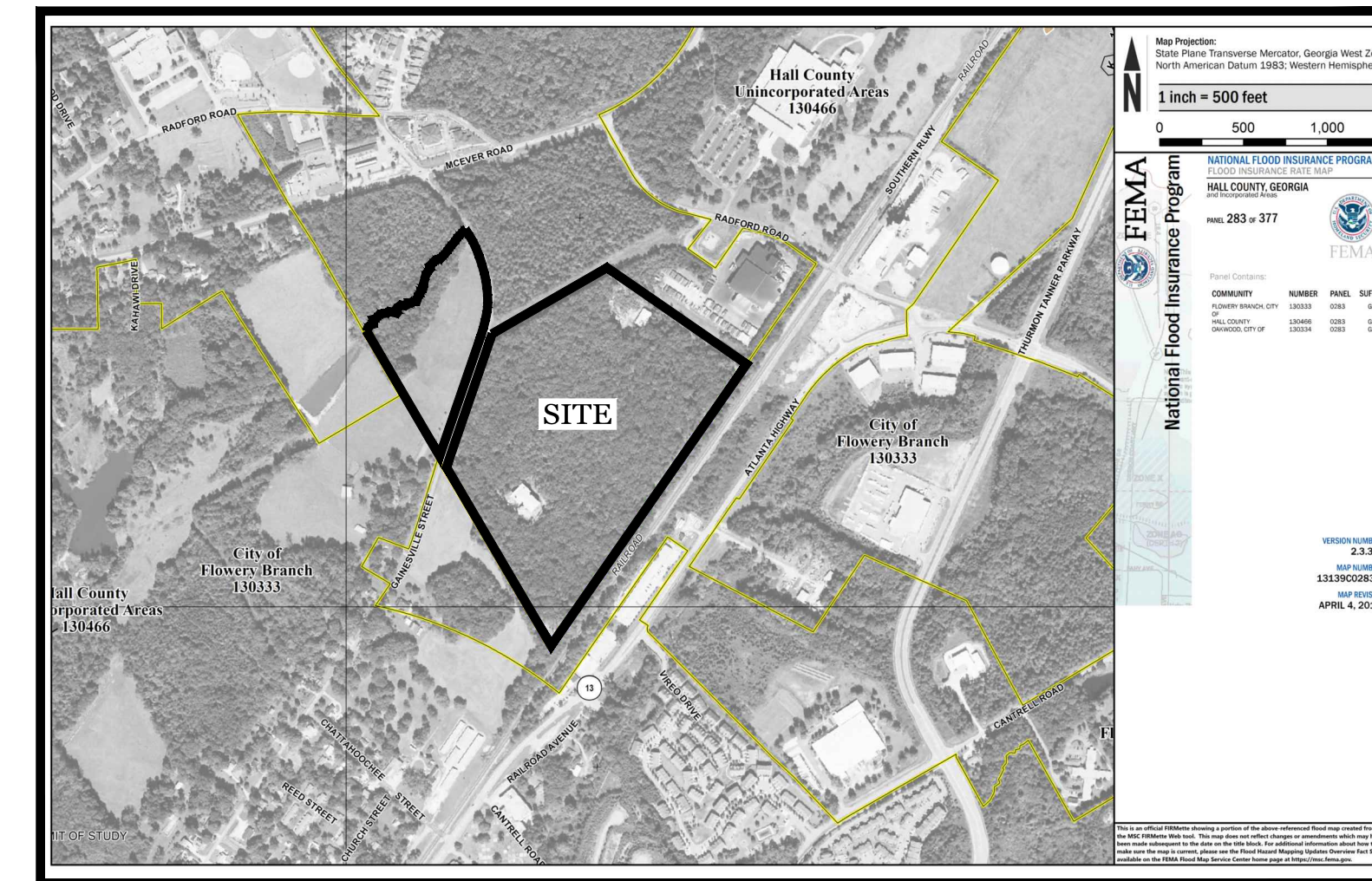
DATE:
MAY 13, 2022

CP&E DRAWING NO:
202210821.dwg

ZONING
SITE PLAN

SHEET NO.

Z.1



VICINITY/FEMA MAP

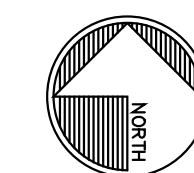
SCALE 1"=1,000'

- PLAN NOTES:
- BOUNDARY SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY FOR EDGE CITY PROPERTIES, INC. BY GUNNIN LAND SURVEYING DATED 05.09.2022.
 - THE APPLICANT PROPOSES THE REZONING OF THE SUBJECT PARCEL FOR THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION FOLLOWING THE CITY OF FLOWERY BRANCH R-E ZONING CATEGORY. EXISTING ZONING FOR THE SUBJECT PARCEL IS A.
 - SUBJECT PROPERTY IS LOCATED AT 5183 GAINESVILLE STREET IN GMD 1270, LAND LOTS 98 & 99, 8TH DISTRICT, FLOWERY BRANCH, HALL COUNTY, GEORGIA AND IS PREDOMINATELY WOODED.
 - TOTAL SITE AREA = 60.79 ACRES± (SEE SITE ANALYSIS)
 - APPLICANT: EDGE CITY PROPERTIES
4280 DOVE POINT
DULUTH, GEORGIA 30096
CONTACT: MR. MIKE DYE 770.814.4500
 - UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF CITY OF FLOWERY BRANCH, GEORGIA, FIRM PANEL MAP #13150C0283G, DATED 04.04.2018, IT HAS BEEN DETERMINED THAT NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE PLAN.
 - ALL JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS ON OR WITHIN 200' OF SUBJECT PROPERTY HAVE BEEN FIELD DELINEATED BY CORBUI ECOLOGY GROUP AS SHOWN ON THE PLAN (FIELD SURVEYED AS PART OF THE ABOVE REFERENCED SURVEY).

SITE ANALYSIS

	WEST TRACT	EAST TRACT	TOTAL
SITE AREA	11.13 ACRES±	49.66 ACRES±	60.79 ACRES±
(A) 24' X 50' TOWNHOMES	0 UNITS	149 UNITS	149 UNITS
(B) 45' X 100' DETACHED LOT	0 UNITS	87 UNITS	87 UNITS
(C) 55' X 100' DETACHED LOT	33 UNITS	67 UNITS	99 UNITS
TOTALS	33 UNITS	303 UNITS	336 UNITS
PROPOSED DENSITY	2.97 U/AC	6.10 U/AC	5.51 U/AC
R-3 ZONING CRITERIA			
MAXIMUM HEIGHT	45 FEET		
MAXIMUM NUMBER OF STORIES	3 STORIES		
MAXIMUM DENSITY	12 UNITS/AC		
MINIMUM LOT SIZE (DETACHED LOT)	4,500 S.F.		
MINIMUM LOT WIDTH (AT FRONT SETBACK)	45 FEET		
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT	1,000 S.F.		
MINIMUM BUILDING SETBACKS	20 FEET		
FRONT	20 FEET		
CORNER SIDE	5 FEET		
REAR	5 FEET		
MINIMUM DETACHED HOUSE SEPARATION (FOUNDATION TO FOUNDATION)	20 FEET		
MINIMUM TOWNHOUSE BUILDING SEPARATION (FOUNDATION TO FOUNDATION)	20 FEET		
MAXIMUM LOT COVERAGE	55%		
MINIMUM OPEN SPACE REQUIRED	15% (9.12 AC±)		
OPEN SPACE PROVIDED**	26.5% (16.11 AC±)		

* VARIANCE REQUIRED
** INCLUDES ALL COMMON AREA OUTSIDE OF R/W & DETACHED LOTS (INCLUDES PONDS & POWER EASEMENT)



0 50' 100' 200' 400'
SCALE: 1"=100'

