



## **HALL COUNTY BOARD OF COMMISSIONERS VOTING MEETING MINUTES**

**Hall County Government Center 2<sup>nd</sup> Floor  
2875 Browns Bridge Road  
Gainesville, GA 30504**

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Thursday, January 26, 2023 - 06:00 PM**

### **Call to Order**

*Vice Chairman Powell at 6:04 p.m.*

*Present:*

*Vice Chairman Billy Powell and Commissioners Kathy Cooper, Gregg Poole, and Jeff Stowe*

*Also present were County Administrator Zach Propes and Jock Connell, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney Van Stephens, and Deputy County Attorney William Linkous III*

### **Approve Agenda**

*Commissioner Stowe/Commissioner Cooper — approve — unanimous*

*Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

### **Invocation**

1      Commissioner Gregg Poole

### **Pledge**

2      Commissioner Billy Powell

### **Public Comments**

*There were no comments from the public.*

### **Proclamation/s**

3 Approve the Proclamation recognizing Marcia Alene Sullens' retirement after 21 years of service to Hall County, Georgia.

*Commissioner Stowe presented Ms. Sullens with a Proclamation.*

*Commissioner Stowe/Commissioner Poole — approve — unanimous*

*Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

4 Approve the Proclamation recognizing David Rhodes' retirement after 34 years of service to Hall County, Georgia.

*Commissioner Cooper presented Mr. Rhodes with a Proclamation.*

*Commissioner Stowe/Commissioner Poole — approve — unanimous*

*Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

### **Consent Agenda**

*Commissioner Stowe/Commissioner Cooper — approve — unanimous*

*Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 5 Approve the January 23, 2023 Work Session Minutes.
- 6 Approve the January 12, 2023 Voting Meeting Minutes.
- 7 Approve the January 9, 2023 Executive Session Minutes.
- 8 Approve the January 9, 2023 Meeting Minutes.
- 9 Appointment to the Avita Community Services Board to serve an unexpired term to December 31, 2026. Commission Districts 1, 2, 3, & 4.
- 10 Appointment to the Keep Hall Beautiful Board to fill an unexpired term to May 31, 2023. Commission Districts 1, 2, 3 & 4.
- 11 Approve the purchase of a Public Address (PA) Audio System for Chicopee Woods Agricultural Center to dB Integrations of Gainesville, GA, in the amount of \$209,050.00.
- 12 Approve the Hall County Grand Jury's increase and fixed compensation of court bailiffs in the Superior and State Courts, effective February 1, 2023.
- 13 Approve the Employment Agreement for the Assistant Director of Parks and Community Services.
- 14 Approval and authorization for the Chairman to execute an agreement between the Georgia Department of Transportation (GDOT) and Hall County concerning the lighting for three (3) roundabouts as part of the future State Route 60 widening and construction project from State Route 136 to Yellow Creek Road. Commission Districts 2 & 3.

**Public Hearing to amend Hall County's Zoning Map as follows:**

- 15 **5741 Holiday Road | Rezone** | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | **Proposed use: boat & RV storage** | Commission District 2 | **Torris J. Babbs, PE, applicant.** NOTE: Tabled at the December 8, 2022 Voting Meeting until the January 26, 2023 Voting Meeting.

*Ms. Doveton discussed the item.*

*Commissioner Powell/Commissioner Stowe — approve removing item 15 from the table — unanimous*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Powell/Commissioner Poole — approve tabling item 15 until the February 9, 2023 Voting Meeting — unanimous*

*Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

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**4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone |**  
from Agricultural-Residential-III (AR-III) & Agricultural-Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | **Proposed use: heavy industrial | Commission District 3 | Ridgeline Land Planning, Inc, applicant.** NOTE: Tabled at the December 8, 2022 Voting Meeting until the January 26, 2023 Voting Meeting.

*Ms. Doveton discussed the item.*

*Commissioner Poole/Commissioner Stowe — approve removing item 16 from the table — unanimous*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Poole/Commissioner Stowe — approve tabling item 16 until the February 23, 2023 Voting Meeting — unanimous*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

17 **3625 McEver Road, 3634 & 3640 Pleasant Hill Road | Rezone** | from Agricultural-Residential-III (AR-III) to Planned Commercial Development (PCD) on a 11.36± acre tract located on the east side of McEver Road approximately 626 feet from its intersection with Whiting Road | Zoned AR-III; Tax Parcel 08032 000006, 000021A, & 000080 | **Proposed use: self-storage facility** | Commission District 4 | **3625 McEver Road, LLC, applicant.**

*Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Tyler Smith, 340 Jesse Jewell Parkway, Gainesville*
- *Charlie Hipple, 4763 Falling Brook Drive, Flowery Branch*

*Commissioner Stowe/Commissioner Cooper — approve with the thirteen (13) conditions listed below — unanimous*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

1. *The development shall occur as depicted on the site plan presented. Minor changes can be approved by the Planning Director provided there is no increase in the square footage of storage area or number of buildings, there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance in Hall County development standards unless approved.*
2. *The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process, including all GCOD standards (17.420.050). No variances from the Hall County standards are granted as part of this request, unless specifically approved and added as conditions to follow.*
3. *The applicant shall receive approval from the Georgia Department of Transportation (GDOT) for a commercial driveway.*
4. *A Landscape Plan shall be approved by the Planning Director prior to issuance of the Land Disturbance Permit (LDP).*
5. *Applicant shall submit architectural elevations of all four (4) sides of all structures for approval by the Planning Director with the following variances:
  - a. *The north, west, and south walls of office building shall meet Gateway Corridor Standards.*
  - b. *The north and west portions of the three (3) two-story buildings shall meet Gateway Corridor Standards, the east and south of the three (3) two-story buildings shall have metal sidings with the color to be approved by the Planning Director.*
  - c. *There shall be standing seam metal roof panels with the color to be approved by the Planning Director.**
6. *Signage shall require a separate permit and must meet the Gateway Corridors Overlay District (GCOD) standards found in Section 17.420.060; No variances from the Hall County standards are granted as part of this request, unless specifically approved and added as conditions.*
7. *The buffers shall be protected in perpetuity by a deed that follows the property. The removal or modification of this condition shall require action by the Board of Commissioners (BOC).*
8. *All conditions of zoning shall be made part of any plats or construction plans created for the property.*
9. *A 200 foot undisturbed buffer shall be parallel to Pleasant Hill Road.*
10. *Office hours of operation shall be from 9 am - 6 pm, Monday — Saturday and there shall be no tenant access onto the property from 12 am — 5 am, Monday — Sunday.*
11. *All fencing requirements by Gateway Corridor shall be met.*
12. *There shall be no ingress and egress along Pleasant Hill Road.*
13. *Applicant shall work with Planning Director, if feasible, to install a 4 foot high berm, the length of the proposed buildings with evergreen tree*

*vegetation along the side of property.*

## **County Administrator**

*Mr. Propes did not have any items to report.*

## **Commission Time**

*Commissioner Kathy Cooper, District 1, recognized County Attorney Van Stephens and wished him well in his retirement.*

*Commissioner Billy Powell, District 2, recognized County Attorney Van Stephens and wished him well in his retirement.*

*Commissioner Gregg Poole, District 3, recognized County Attorney Van Stephens and wished him well in his retirement. Stated Mr. Linkous will do an excellent job representing the County.*

*Commissioner Jeff Stowe, District 4, recognized County Attorney Van Stephens and wished him well in his retirement. Commissioner Stowe also acknowledged current members of Leadership Hall. The following member addressed the Board:*

- *Travis Davis of Lawson Air Conditioning and Plumbing*

## **Adjourn**

*Commissioner Stowe/Commissioner Cooper — adjourn at 6:37 p.m. — unanimous*

*Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*