



**HALL COUNTY BOARD OF COMMISSIONERS  
WORK SESSION 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)  
Monday, February 20, 2023 - 03:00 PM**

**Call to Order**

*Chairman Higgins at 3:00 p.m.*

*Present:*

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

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

*Commissioner Stowe was present by phone.*

**Appointments for Consideration**

- 1 Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2023 to March 1, 2027. Commission Districts 1, 2, 3, & 4.

*Re-appointment of Tim Evans - Consent*

- 2 Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2023 to March 1, 2027. Commission Districts 1, 2, 3, & 4.

*Re-appointment of David Lee - Consent*

**County Attorney**

*Mr. Linkous addressed the Board.*

- 3 Approval and authorization for the Chairman to execute settlement participation forms involving the Teva, Allergan, CVS, Walgreens, and Walmart National Opioid Settlements, and authorization for the Chairman to sign any and all additional documents necessary to effectuate the settlements, subject to review and approval by the County Attorney.

*Consent*

**Financial Services**

*Natalie Booth, Assistant Director of Financial Services, addressed the Board.*

- 4 Approve the Fiscal Year 2023 Mid-Year Budget Reconciliation Resolution.

### **Management Information Systems (MIS)**

*Daniel Sexton, Director of Management Information Systems, addressed the Board.*

- 5 Approve the purchase of network equipment upgrades for Management Information Systems (MIS) to Lockstep Technology Group of Peachtree Corners, GA, in the amount of \$184,410.13.

*Consent*

### **Planning and Development**

*Randi Doveton, Director of Planning and Development, addressed the Board.*

- 6 Approve the Recommendation from the Hearing Officer regarding an Alcohol Violation for Nooruddin Virani, Managing Agent/Licenseholder for Shell Food Mart located at 5804 Cornelia Hwy, Alto, GA 30510.

*Consent*

- 7 **6541 Henry Smith Road | Appeal a Planning Commission Decision** | for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road | Zoned AR-IV; Tax Parcel 11023 000024 | **Proposed use: rural business** | Commission District 3 | **Gary Copeland, applicant.** NOTE: Tabled at the January 12, 2023 Voting Meeting until the February 23, 2023 Voting Meeting.

- 8 **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. NOTE: Tabled at the January 26, 2023 Voting Meeting until the February 23, 2023 Voting Meeting.

- 9 **5871 McEver Road | Rezone** | from Agricultural-Residential-III (AR-III) to Highway-Business (H-B) on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | **Proposed use: RV & boat storage** | Commission District 2 | **Anchor Inn RV & Boat Storage, applicant.** NOTE: Tabled at the January 12, 2023 Voting Meeting until the February 23, 2023 Voting Meeting.

- 10 **5871 McEver Road | Use Subject to County Commission Approval** | on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | **Proposed use: RV & boat storage** | Commission District 2 | **Anchor Inn RV & Boat Storage, applicant.** NOTE: Tabled at the January 12, 2023 Voting Meeting until the February 23, 2023 Voting Meeting.
- 11 **4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (SS) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Reginald Crayton, P.E., applicant.** NOTE: Tabled at the January 12, 2023 Voting Meeting until the February 23, 2023 Voting Meeting.
- 12 **4053 Cleveland Highway | Use Subject to County Commission Approval** | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III, pending BOC Approval S-S; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Reginald Crayton, P.E., applicant.**
- 13 **3515 Friendship Road | Variance** | a variance from §17.420 to allow gravel parking within the Gateway Corridors Overlay District; a variance from §17.040 Conditions and regulations for Agri-Entertainment: to allow a reduction in the required setback for structures that will house the events from 300 feet to 95 feet; a variance from §17.040 Conditions and regulations for Agri-Entertainment: to allow a reduction in the required parking setback from 200 feet to 50 feet; on a 12.99± acre tract located on the north side of Friendship Road approximately 669 feet from its intersection with Maple Valley Drive | Zoned AR-III; Tax Parcel 15048 000026B | **Proposed use: event venue** | Commission District 1 | **Matthew Miller, applicant.**
- 14 **3515 Friendship Road | Use Subject to County Commission Approval** | on a 12.99± acre tract located on the north side of Friendship Road approximately 669 feet from its intersection with Maple Valley Drive | Zoned AR-III; Tax Parcel 15048 000026B | **Proposed use: event venue** | Commission District 1 | **Matthew Miller, applicant.**
- 15 **6016 Lanier Islands Parkway | Amend Conditions** | of a Highway-Business (H-B) on a 9.65± acre tract located on the west side of Lanier Islands Parkway approximately 492 feet from its intersection with Beards Road | Zoned H-B; Tax Parcel 07330 001004 | **Proposed use: boat & RV storage** | Commission District 2 | **Jan Fisher, applicant.**
- 16 **2079, 0, & 0 Memorial Park Drive | Use Subject To County Commission Approval** | on a 15.83± acre tract located on the north side of Memorial Park Drive at its intersection with Centennial Drive | Zoned I-I; Tax Parcel 08007 003011, 003029, & 08008 000044 | **Proposed use: egg processing** | Commission District 4 | **David Sutherland, applicant.**

- 17 **5937 Union Church Road | Rezone | from Agricultural-Residential-IV (AR-IV) to Highway-Business (H-B)** on a 1.33± acre tract located on the north side of Union Church Road at its intersection with Old Winder Highway | Zoned AR-IV; Tax Parcel 15039A000024 | **Proposed use: 8000 square foot speculative building** | Commission District 1 | **Rochester|DCCM, applicant.**

### **Public Works and Utilities**

*Srikanth Yamala, Director of Public Works and Utilities, addressed the Board.*

- 18 Public Hearing to abandon 660 linear feet of N Waterworks Road, all of Seymour Circle consisting of approximately 900 linear feet, and all of Seymour Drive consisting of approximately 760 linear feet and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 2.
- 19 Approve the RFQ/P #43-043 Augmented Staffing Services for CDL Drivers for the Landfill, Resource Recovery and Solid Waste Divisions to E.D. Staffing, LLC of Marietta, GA. The estimated annual cost is \$626,080.00.

*Consent*

- 20 Approve the acceptance of a \$187,250.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Mount Vernon Manor Subdivision. Commission District 3.

*Consent*

### **Tax Assessors**

*Steve Watson, Chief Appraiser, addressed the Board.*

- 21 Approve the real property refund in the amount of \$3,925.02 for overpayment of Hall County taxes regarding property located at 4117 Creek Water Crossing, Flowery Branch, GA 30542 to Dale Struble, II.

*Consent*

- 22 Approve the real property refund in the amount of \$1,648.84 for overpayment of Hall County taxes regarding property located at 7366 Grand Reunion Drive, Hoschton, GA 30548 to Michael Dellas.

*Consent*

### **County Administrator**

*Mr. Propes welcomed Chairman Higgins back following his absence.*

### **Public Comments**

*There were no comments from the public.*

**Commission Time**

*The Commissioners did not have any items to report.*

**Adjourn**

*Chairman Higgins adjourned the meeting at 3:31 p.m.*