



**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, February 09, 2023 - 06:00 PM**

**Call to Order**

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

*Present:*

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

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

*Chairman Higgins was present by phone.*

**Approve Agenda**

*Commissioner Cooper/Commissioner Poole — approve with an amendment to remove item 11 from consent agenda — unanimous*

**Invocation**

- 1 Commissioner Gregg Poole

**Pledge**

- 2 Commissioner Kathy Cooper

**Public Comments**

*There were no comments from the public.*

**Proclamation/s**

- 3 Approve the Proclamation recognizing Mark Lane's retirement after 41 years of service to Hall County, Georgia.

*Commissioner Stowe presented the Proclamation to Mark Lane.*

*Commissioner Stowe/Commissioner Poole — approve — unanimous*

- 4 Approve the Proclamation recognizing Brett Jockell's retirement after 25 years of service to Hall County, Georgia.

*Commissioner Poole presented the Proclamation to Brett Jockell.*

*Commissioner Poole/Commissioner Stowe — approve — unanimous*

- 5 Approve the Joint Proclamation with The City of Gainesville recognizing Friday, February 17, 2023, as Arbor Day.

*Commissioner Stowe/Commissioner Cooper — approve — unanimous*

### **Consent Agenda**

*Commissioner Stowe/Commissioner Powell — approve with the amendment made during the approval of the agenda — unanimous*

- 6 Approve the February 6, 2023 Work Session Minutes.

- 7 Approve the January 26, 2023 Voting Meeting Minutes.

- 8 Approve the January 26, 2023 Executive Session Minutes.

- 9 Approve the January 26, 2023 Meeting Minutes.

- 10 Approve the Employment Agreement for Special Assistant County Attorney.

- ~~11 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Buford of Tax Parcel Numbers 08153 000017, 08153 000012, 08153 000016, 08153 000009, and 08153 000008 consisting of approximately 49.93 acres located at 0, 4556, 4626, 4740, and 4764 Bennett Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.~~

*This item was moved and heard after the Consent Agenda.*

- 12 Approve the resolution for the Hall County Hazard Mitigation Plan update.

- 13 Approve the single source purchase of additional security equipment for the Hall County Government Center to Electronic Sales Co., Inc., of Gainesville, GA, in the amount of \$76,141.74.

- 14 Approve the request from the Chattahoochee Riverkeeper to utilize Hall County dumpsters and a waiver of Hall County Landfill tipping fees for an approximate 25 tons of trash to be collected (the estimated tipping fees are \$1,500.00) for several events scheduled in 2023. Commission Districts 1, 2, 3, and 4.

- 15 Approve the award of IFB #044-43 Tree Cutting, Removal and Stump Grinding Services for twenty-five (25) trees located in Chicopee Village for the Road Maintenance to McAllister Tree Co., LLC, of Cornelia, GA, in the amount of \$88,060.00.
- 16 Approve the Task Order #2023-0018 for Design and Construction Phase Architectural Services for Interior Improvements to the Hall County Health Department to Precision Planning, Inc., of Lawrenceville, GA. The estimated cost not to exceed is \$440,550.00.
- 17 Approve the process to initiate the abandonment of 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. Commission District 2.

### **Other Business - County Attorney**

- 11 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Buford of Tax Parcel Numbers 08153 000017, 08153 000012, 08153 000016, 08153 000009, and 08153 000008 consisting of approximately 49.93 acres located at 0, 4556, 4626, 4740, and 4764 Bennett Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

*Commissioner Cooper/Commissioner Poole— approve removing item 11 from the agenda — unanimous*

### **Other Business - Planning and Development**

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

- 18 Public hearing to approve the Malt Beverage and Distilled Spirits Consumption License for La Hacienda-Taco Fiesta located at 1714 Atlanta Highway, Gainesville, GA 30501. Owner is Plaza La Villita, LLC; Managing Agent and Registered Agent is Gracia Torres of Gainesville. Commission District 4.

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

*There were no comments from the public.*

*Commissioner Stowe/Commissioner Cooper — approve — Vote:4 to 1*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — nay*

*Commissioner Stowe — aye*

*Motion passed.*

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

- 19 **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. NOTE: Tabled at the January 26, 2023 Voting Meeting until the February 9, 2023 Voting Meeting.

*Commissioner Powell/Commissioner Stowe — approve removing item 19 from the table — unanimous*

*Mr. Stephens introduced the item. Ms. Doveton discussed the item. Public Hearing was previously closed at the December 8, 2022 Voting Meeting.*

*Commissioner Powell/Commissioner Cooper — approve with the four (4) conditions listed below — unanimous*

*Conditions:*

- 1. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.*
- 2. The development shall be developed in accordance with Gateway Corridor Standards.*
- 3. The property shall have access from 6 a.m. — 11 p.m., Monday - Sunday.*
- 4. The development shall occur as depicted in the submitted site plan and narrative.*

- 20 **3814 Bolding Road | Rezone** | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | **Proposed use: travel trailer park** | Commission District 1 | **Yeon H. Jung & Soyeon Kim, applicant.**

*Mr. Stephens introduced the item. Ms. Doveton discussed the item.*

*Commissioner Cooper/Commissioner Stowe — approve withdrawal of item 20 — unanimous*

- 21 **3435 Springdale Forrest Boulevard | Rezone** | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.**

*Commissioner Powell/Commissioner Stowe — approve tabling item 21 until the March 9, 2023 Voting Meeting — unanimous*

- 22 **3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval** | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 00001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.**

*Commissioner Powell/Commissioner Stowe — approve tabling item 22 until the March 9, 2023 Voting Meeting — unanimous*

- 23 **5632 Bark Camp Road | Variance** | to allow 2 lots with lot frontage of 50 feet instead of 150 feet on a 51.13± acre tract located at its intersection with Bark Camp Drive | Zoned AR-III; Tax Parcel 11082 000001 | **Proposed use: 3 residential lots** | Commission District 2 | **Planning Staff, applicant.**

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

*There were no comments from the public.*

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

- 24 **2581 Ramsey Circle | Amend Conditions** | amend conditions 8 and 14 as approved by the Board of Commissioners on 12-8-2022 for a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road | Zoned PRD; Tax Parcel 09113 000001 (pt.) | **Proposed use: 305-unit multi-family complex** | Commission District 3 | **Planning Staff, applicant.**

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

*The following people addressed the Board:*

*Favor:*

- *Steve Gilliam, 340 Jesse Jewell Parkway, Gainesville*

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

*Conditions:*

- 1. The development shall generally occur as depicted on the site plan dated 8-2-2022 and described in the project narrative.*
- 2. The density shall not exceed 300 units with a maximum of 15 three bedroom units.*
- 3. The site shall require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces. The proposed development is located in the North Oconee Watershed Overlay which doubles all stream buffers and setbacks from rested vegetation not to the center line of the stream.*
- 4. The proposed residential development shall conform to Streets and Other Rights-of-Way (16.60). No variances are granted as part of this request.*
- 5. Landscape and Lighting plan shall be submitted to the Planning Director for*

- approval prior to issuance of the LDP.*
6. *The recommendations of the traffic study, subject to the review and approval by both Hall County Traffic Engineering and the Georgia Department of Transportation, shall be implemented. Any cost associated with these improvements shall be the responsibility of the developer.*
  7. *The applicant shall follow the standard Land Development Review and building permit process for Hall County.*
  8. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
  9. *The open space and undisturbed buffers shall be protected in perpetuity by deed that follows the property and shall not be separated from the parcel by future subdivisions or reduced for project expansion. The removal or mod of this conditions shall require action by the Board of Commission (BOC).*
  10. *All conditions of zoning shall be made part of any plats created for the property.*
  11. *Architectural standards: All facades of all residences, shall be finished with brick or fiber cement type siding/shake shingles. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding shall be prohibited on all residential and non-residential buildings.*
  12. *The development shall have a 50 foot transitional buffer around all property lines with except of those fronting Ramsey Circle and White Sulphur Road.*
  13. *Maximum of ten residential (10) buildings within design parameters and are not to exceed 300 units with 5% being three (3) bedroom. The buildings are limited in height to a basement plus three (3) stories above. Design flexibility to work within these parameters is granted.*

25

**Overlook at Marina Bay Subdivision | Amend Conditions** | of a Planned Residential Development (PRD) on a 42.89± acre tract located on the west side of Cool Springs Road at its intersection with Belafonte Walk, further described as all lots shown on plat recorded in plat book 882 pages 5-25 of the Clerk of Superior Court of Hall County | Zoned PRD; Tax Parcels 10024 000101 – 000199, 000008, 000054, 000200, 000201 | **Proposed use: revise architectural standards for development** | Commission District 2 | **Clint Dixon, applicant.**

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

*The following people addressed the Board:*

*Favor:*

- *Clint Dixon, 5230 Bellewood Court, Buford*

*Commissioner Powell/Commissioner Cooper — approve amendments to roof slopes and three (3) renderings as presented— unanimous*

26 **3055 Tumbling Creek Road | Amend Conditions** | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | Commission District 2 | **Rochester/DCCM, applicant.**

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

*The following people addressed the Board:*

*Favor:*

- *Bradley Dunckel, 425 Oak Street, Gainesville*
- *RK Whitehead, 459 Peninsula Road, Gainesville*

*Commissioner Powell/Commissioner Poole — approve with the seven (7) conditions listed below — unanimous*

*Conditions:*

*1. The conditions of zoning approved on January 28, 2021 shall apply as listed below, modified to be consistent with the current request:*

*A. The development shall generally occur as depicted on the site plan dated February 9, 2023, as modified, and described in the revised project narrative dated November 16, 2022 and site plan, modified for compliance with zoning conditions, and Hall County regulations.*

*B. The proposed residential development shall conform to 17.180.060 Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.*

*C. The following standards shall apply to the development:*

*I. Use: Rental Cottages*

*i. 38 total units not exceeding 114 total bedrooms*

*ii. Density shall not exceed of 6.4 units per acre*

*II. Setbacks:*

*i. From right-of-way: 30 feet*

*ii. Side: 5 feet*

*iii. Rear: 20 feet*

*III. No less than Parking: 114 spaces, subject to Hall County regulations*

*IV. Open Space: minimum of 1.53 acres (30%)*

*V. Buffers: No buffers will be required against adjacent property retained by the foundation.*

*VI. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip to be installed no later than six months from the completion development of the proposed Tumbling Creek connector.*

*VII. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.*

*D. An updated traffic study shall not be required.*

*E. Tenancy shall be not be restricted to University of North Georgia (UNG) faculty or students.*

*F. The following language shall be placed upon the Final Plat of the PRD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."*

*G. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.*

*2. No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.*

*3. Minimum of one tree shall be provided for each unit in addition to the planted landscape buffer. Trees shall be maintained by the owner and any diseased or dead trees shall be replaced by the owner.*

*4. Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road.*

*5. Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.*

*6. The commission shall approve there are no proposed lots for the developments rental community.*



7. There are no proposed garages instead the development will be served by the community parking areas, which shall be allowed.

27 **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.**

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

*The following people addressed the Board:*

*Favor:*

- *Brian Rochester, 425 Oak Street, Gainesville*

*Opposition:*

- *Derek Russes, 5956 Julian Baugh Road, Lula*
- *Brett Maddox, 4969 Cagle Road, Lula*
- *Joseph Thomas, 4948 Cagle Road, Lula*

*Commissioner Poole/Commissioner Higgins — approve tabling item 27 until the March 23, 2023 Voting Meeting — Vote: 3 to 2*

*Commissioner Cooper — nay*

*Commissioner Powell — nay*

*Chairman Higgins — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

### **County Administrator**

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

### **Commission Time**

*Commissioner Gregg Poole, District 3, thanked Barry Shaw for his assistance this week.*

*Chairman Richard Higgins stated he would be back in attendance at the next set of meetings.*

### **Adjourn**

*Commissioner Stowe/Commissioner Cooper — adjourn at 7:25 p.m. — unanimous*