



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

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Tuesday, April 25, 2023 - 06:00 PM**

Call to Order

Chairman Higgins at 6:00 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 Assistant County Attorney Justin Lawhon

Chairman Higgins was present by phone.

Approve Agenda

Commissioner Powell/Commissioner Stowe — approve with an amendment to add an item 26 relating to the short term rental license suspension — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation designating May 4, 2023 as International Firefighters Day.

Commissioner Poole presented Chief Chris Armstrong and members of Fire Rescue with the Proclamation.

Commissioner Powell/Commissioner Cooper — approve — unanimous

- 4 Approve the Proclamation recognizing March 2023 as National Multiple Sclerosis Education and Awareness Month.

Commissioner Cooper presented Dominique Cooper with the National Multiple Sclerosis Society Georgia Chapter with the Proclamation.

Commissioner Powell/Commissioner Cooper — approve — unanimous

- 5 Approve the Proclamation recognizing Kevin Dean's retirement after 37 years of service to Hall County, Georgia.

Commissioner Powell/Commissioner Poole — approve — unanimous

Consent Agenda

Commissioner Powell/Commissioner Poole — approve — unanimous

- 6 Approve the April 24, 2023 Work Session Minutes.
- 7 Approve the April 13, 2023 Voting Meeting Minutes.
- 8 Approve the April 13, 2023 Executive Session Minutes.
- 9 Approve the April 13, 2023 Meeting Minutes.
- 10 Approve the award of IFB #052-43 Alberta Banks Park Fencing and Dugout Repairs for Community Services & Parks to Security Fence Company of Braselton, GA. The estimated cost is \$168,000.00.
- 11 Approval and authorization for the Chairman to execute an Intergovernmental Agreement between Hall County and the Hall County Board of Education regarding the acquisition of tax parcel numbers 10083 000038 and 10083 000039 of the Sardis Road Connector Project; and any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 12 Approve the resolution to establish Georgia Fund 1 as an approved investment entity for Hall County, GA, and authorize the Chairman to sign all documents necessary to effectuate the resolution, subject to the review and approval by the County Attorney.
- 13 Approve the All Hazard-All Emergency Mutual Aid Assistance Memorandum of Agreement with the U.S. Army Garrison of Fort Benning, GA and State of Georgia Counties (Dawson, Fannin, Gilmer, Hall, Lumpkin, Union, White).
- 14 Approve the Employment Agreement for the Communications and Strategic Engagement Manager.

- 15 Approve the award of Task Order #2023-030 Government Center Parking Lot Paving for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA. The estimated cost is \$697,734.00.
- 16 Approval and authorization for the Chairman to execute a Resolution ratifying all land acquisitions for Public Works and Utilities projects from September 22, 2022 through April 23, 2023; and any and all documents necessary to effectuate the land acquisition, subject to review and approval by the County Attorney.
- 17 Approve the release of a \$451,409.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Subdivision Phase 1. Commission District 1.
- 18 Approve the acceptance of a \$451,409.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Subdivision Phase 1. Commission District 1.
- 19 Approve the release of a \$326,569.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Subdivision Phase 3. Commission District 1.
- 20 Approve the acceptance of a \$326,569.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Subdivision Phase 3. Commission District 1.
- 21 Approve the acceptance of a \$320,179.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Estates at Old Friendship Subdivision. Commission District 1.
- 22 Approve the award of Task Order #2023-026 Training Center Architectural Design for the Hall County Sheriff's Office to Hussey Gay Bell and DeYoung International, Inc. of Duluth, GA, in the amount of \$425,000.00.

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

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

- 23 **5407 Lowman Road | Use Subject to County Commission Approval |** relocation of a site-built dwelling unit on a 1.02± acre tract located on the west side of Lowman Road at its intersection with Hubert Stephens Road | Zoned AR-III; Tax Parcel 11082 000079 | **Proposed use: single-family residence |** Commission District 3 | **Dalton Self, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.

There were no comments from the public.

Commissioner Poole/Commissioner Powell — approve with the three (3) conditions listed below — unanimous

Conditions:

- 1. At time of building permit application, the site layout should be consistent with the site plan and narrative submitted with this request. Minor changes may be made to accommodate on the ground conditions, but the final home location shall meet all setback requirements of the Agricultural Residential III (AR-III,17.110) district.*
- 2. The relocated structure shall be inspected by Hall County Building Inspections to ensure the structure meets building code requirements.*
- 3. Driveway permits shall be obtained from Hall County Engineering as part of the development process.*

- 24 **3331 Friendship Road | Variance** | from Gateway Corridor Overlay District architectural requirements on a 9.13± acre tract located on the north side of Friendship Road approximately 1,190 feet from its intersection with Fall Branch Lane | Zoned AR-III and Gateway Corridor Overlay District; Tax Parcel 15048 000004B | **Proposed use: church** | Commission District 1 | **Eugene Kim, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item.

Commissioner Cooper/Commissioner Powell — approve withdrawal of item 24 — unanimous

- 25 **8730 Forrester Road | Appeal a Planning Commission Decision** | for a road frontage variance from 50 feet to 0 feet on a 9.5± acre tract located on the east side of Forrester Road at approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 | **Proposed use: subdivide property** | Commission District 3 | **Kathryn Askew, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Hunter Milliman, 16 N. Park Street, Dahlonega
- Virginia Martin, 5355 Elliott Crossing, Gainesville
- Kathryn Askew, 8720 Forrester Road, Lula
- Sheryl Pettis, 5640 Bradley Lane, Clermont
- James Askew, 8720 Forrester Road, Lula
- Amy Underwood, 4751 Shirley Road, Gainesville

Opposition:

- Steve Gilliam, 340 Jesse Jewell Parkway, Gainesville
- Holly Crumley, 8730 Forrester Road, Lula

Commissioner Powell/Commissioner Cooper — deny appeal — Vote: 4 to 1

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Other Business - Planning and Development

26 Short Term Rentals Suspension

Commissioner Powell/Commissioner Cooper — amend the March 9, 2023 vote suspending the issuance of new short term rental business licenses for properties located within subdivisions. Exclude all properties that are located within subdivisions that do not have an active homeowners association and/or active covenants from the March 9, 2023 suspension. — Vote: 4 to 1

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes did not have any items to report.

Commission Time

Commissioner Billy Powell, District 2, acknowledged a member of Leadership Hall in attendance. The member who addressed the Board was Cassidy Sullens of Syfan Logistics.

Adjourn

Commissioner Powell/Commissioner Cooper — adjourn at 7:13 p.m. — unanimous