



**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
Wednesday, May 10, 2023 - 06:00 PM**

Call to Order

Chairman Higgins at 6:02 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

Approve Agenda

Commissioner Powell/Commissioner Stowe — approve — 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 proclaiming May 14-20, 2023 as National Police Week.

Commissioner Stowe presented Sheriff Gerald Couch with the Proclamation.

Commissioner Stowe/Commissioner Powell — approve — unanimous

- 4 Approve the Proclamation proclaiming May 7-13, 2023 as Public Service Recognition Week.

Commissioner Powell read the Proclamation.

Commissioner Powell/Commissioner Stowe — approve — unanimous

Consent Agenda

Commissioner Stowe/Commissioner Poole — approve — unanimous

- 5 Approve the May 8, 2023 Work Session Minutes.
- 6 Approve the April 25, 2023 Voting Meeting Minutes.
- 7 Approve the April 25, 2023 Executive Session Minutes.
- 8 Approve the April 25, 2023 Meeting Minutes.
- 9 Approve the April 25, 2023 TSPLOST Referendum Meeting Minutes.
- 10 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to animal control, subject to review and approval by the County Attorney.
- 11 Approve the renewal of the annual contract for IFB #017-42 Plumbing Repair Services for Building Maintenance to Bill Worley Plumbing, Inc. of Gainesville, GA. The estimated annual cost is \$365,422.00.
- 12 Approve the renewal of the annual contract for RFP #014-42 Inmate Grocery & Meat Products Supply for the Correctional Institution to Sysco Atlanta of Atlanta, GA and Performance Food Group of Oakwood, GA. The estimated annual cost is \$650,368.00.
- 13 Approve the renewal of the annual contract for IFB #013-42 Inmate Clothing and Related Items for the Jail and Correctional Institution to Bob Barker Company, Inc. of Fuquay-Varina, NC, Victory Supply, LLC of Mount Pleasant, TN, and Tabb Textiles Company, Inc. of Opelika, AL. The estimated annual cost is \$93,500.00.
- 14 Approve the renewal of the annual contract for IFB #009-43 Prescription and Over-the-Counter (OTC) Sundry Drugs for the Jail and Correctional Institution to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is \$190,860.00.
- 15 Approve the renewal of the annual contract for IFB #006-42 Disposable EMS Supply for Fire Rescue to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is \$352,000.00.
- 16 Approve the renewal of the annual contract for IFB #010-42 Firefighting Equipment for Fire Rescue to Ten-8 & Safety, LLC of Bradenton, FL, Georgia Fire & Rescue Supply of Canton, GA, and North America Fire Equipment Co. of Decatur, AL. The total estimated annual cost is \$816,336.00.
- 17 Approve the employment agreement for the Medical Director of Animal Services.

- 18 Approve the Sole Source Service and Support Agreement for the Hall County Landfill for Public Works & Utilities to Rochem Americas, Inc. of Hermosa Beach, CA. The estimated annual cost is \$105,000.00.
- 19 Approval and authorization for the Chairman to execute a letter of support to the Georgia Department of Transportation (GDOT) for an off-system safety project on a seven-mile section of Old Cornelia Highway from East Main Street (near Jesse Jewell Parkway) to SR 52. Commission District 3.
- 20 Approve the renewal of the annual contract for IFB #009-42 Emergency Lighting & Siren Supply for the Sheriff's Office to West Chatham Warning Devices of Savannah, GA. The estimated annual cost is \$386,000.00.
- 21 Approve the renewal of the annual contract for RFQ/P #42-007 Reappraisal & Equalization Assistance for Certain Real Property for the Tax Assessor's Office to GMASS, Inc. of Norwood, GA. The estimated annual cost is \$270,000.00.

Other Business - Administration

- 22 Approve an amendment to the 2023 Meeting Schedule: Cancellation of the Thursday, June 22, 2023 Voting Meeting and schedule a Meeting on Wednesday, June 21, 2023, at 6:00 p.m.

Commissioner Stowe/Commissioner Powell — approve — unanimous

Other Business - County Attorney

Mr. Linkous addressed the Board.

- 23 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 58, Hall County tax parcel number 10082 000015, 4023 Sardis Road, presently owned by Angela Christina Hiers, a/k/a Angela Hiers, as Executor of the Estate of Dorothy L. Allison, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 24 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 143, Hall County tax parcel number 10104 000017C, 3585 Thompson Bridge Road, presently owned by Habersham Partners, LLC, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Cooper — approve — unanimous

- 25 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 56, Hall County tax parcel number 10082 000084, 4016 Ledan Extension, presently owned by Angela Hiers, for public road purposes, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — unanimous

Other Business - Planning and Development

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

- 26 Public Hearing to establish a road name on the official Hall County road map from Unnamed to Old Lanier Islands Drive; being a ±0.40 mile section at the intersection of Big Creek Road and New Bethany Road, formally Lanier Islands Parkway prior to the realignment of SR 347 completed by GDOT. Commission District 2.

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

There were no comments from the public.

Commissioner Powell/Commissioner Stowe — approve — unanimous

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

- 27 **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. NOTE: Tabled at the February 23, 2023 Voting Meeting until the March 23, 2023 Voting Meeting. NOTE: Tabled at the March 23, 2023 Voting Meeting until the May 10, 2023 Meeting.

Commissioner Poole/Commissioner Powell— approve removing item 27 from the table — unanimous

Ms. Doveton discussed the item.

Commissioner Poole/Commissioner Powell — approve withdrawal of item 27 — unanimous

28 **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.** NOTE: Tabled at the February 23, 2023 Voting Meeting until the March 23, 2023 Voting Meeting. NOTE: Tabled at the March 23, 2023 Voting Meeting until the May 10, 2023 Meeting.

Commissioner Poole/Commissioner Powell — approve removing item 28 from the table — unanimous

Ms. Doveton discussed the item.

Commissioner Poole/Commissioner Powell — approve withdrawal of item 28 — unanimous

29 **5303 Browns Bridge Road | Use Subject to County Commission Approval** | on a 1.04± acre tract located on the south side of Browns Bridge Road at its intersection with Whitmire Drive | Zoned H-B; Tax Parcel 08080 003018 | **Proposed use: used auto/boat sales and repair** | Commission District 2 | **Ali Sadegh, applicant.**

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

The following people addressed the Board:

Favor:

- *Wesley Robinson, 200 E.E. Butler Parkway, Gainesville*

Commissioner Powell/Commissioner Stowe — approve with the ten (10) conditions listed below — unanimous

Conditions:

- 1. The development shall generally occur as depicted on the site plan modified and dated April 3, 2023 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request except for those listed below:
 - a. Gravel parking shall be permitted where shown on site plan presented by Planning Commission.*
 - b. A 10-foot landscape strip shall be required only between the driveway accessing Browns Bridge Road and the intersection of Browns Bridge Road and Whitmire Drive.*
 - c. Black or green vinyl-coated chain link fencing shall be permitted around the area designated as "Sales Lot" at the northwest corner of the lot.**
- 2. The end user shall use the site for either automotive sales and repair or boat sales and repair. The property shall not be used as a storage facility, other than automobiles or boats being serviced or for sale.*
- 3. The development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards, other than those shown on the site plan with the modified date*

- of April 3, 2023.*
- 4. Any outdoor lighting on the premises shall be full cut-off downlight.*
 - 5. The vehicle parking areas shall be paved with either asphalt or concrete.*
 - 6. A 25-foot undisturbed landscape buffer shall be maintained along the property lines adjacent to residentially zoned property, per the requirements of 17.420.050.*
 - 7. Pursuant to Board of Commissioners action, 17.380.130.E.8, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.*
 - 8. All conditions of zoning shall be made part of any plats created for the property.*
 - 9. The following uses shall be deleted from the Highway-Business permitted uses: Bus Stations, Drive-in Theaters, Motels, Hotels, Subdivisions, Family Day Care Home, Group Day Care Home, Construction Trailers, and Adult Establishments.*
 - 10. All Hall County development standards, including stormwater management regulations shall apply. It is the responsibility of the developer to obtain all required permits and approvals.*

County Administrator

Mr. Propes thanked Hall County's 1,800 employees in recognition of Public Service Week for their dedicated service to this community and acknowledged their commitment to setting the standard for excellent local government service in this state.

Commission Time

Commissioner Kathy Cooper, District 1, wished everyone a happy Mother's Day.

Commissioner Gregg Poole, District 3, wished everyone a happy Mother's Day.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:22 p.m. — unanimous