



HALL COUNTY BOARD OF COMMISSIONERS WORK SESSION 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
Monday, August 21, 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 Administrator Zach Propes, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, and County Attorney William Linkous III

Appointments for Consideration

- 1 Appointment to the Department of Family and Children's Services (DFACS) Board to serve an unexpired term to June 30, 2028. Chairman's Appointment. NOTE: Tabled at the August 10, 2023 Voting Meeting until the August 24, 2023 Voting Meeting.

Discussion

- 2 Appointment to the Northeastern Judicial Circuit's Public Defender Supervisory Panel to serve a term from September 1, 2023 to August 31, 2026. Commission Districts 1, 2, 3, & 4.

Re-appointment of Tom Cole - Consent

- 3 Hospital Authority Nominations (3) for a term from 10/1/2023 to 9/30/2026. Commission District 1.

- 4 Hospital Authority Nominations (3) for a term from 10/1/2023 to 9/30/2026. Commission District 2.

Nominations of Glennis Barnes, Pat Powell and Roger Sulhoff - Consent

- 5 Hospital Authority Nominations (3) for a term from 10/1/2023 to 9/30/2026. Commission District 4.

Nominations of Martha Randolph, Gary Funk and John Geyer - Consent

Community Services and Parks

Brent Holloway, Director of Community Services and Parks, addressed the Board.

- 6 Approve the purchase of one (1) 2023 Ford F-250 Truck for Animal Services to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of \$53,100.00.

Consent

Corrections and Maintenance

Walt Davis, Director of Corrections and Maintenance, addressed the Board.

- 7 Approve the single source purchase of a 2022 Ford F-550 Crew Cab 4x4 Service Truck with Crane Attachment for Fleet Services to Houston Automotive Group, Inc. of Houston, TX, in the amount of \$233,565.50.

Consent

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

- 8 Approve the purchase and installation of three (3) new standby generators and one (1) existing standby generator at North Hall Community Center, East Hall Community Center, Mulberry Creek Community Center and the Transitional Care House for Emergency Management to Cain Electric Company, Inc. of Gainesville, GA, in the amount \$841,370.00.

Consent

Planning and Development

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

- 9 **3271 & 3270 Buffington Farm Road | Rezone** | from Agricultural-Residential-III (AR-III) and Vacation-Cottage (V-C) to Planned Residential Development (PRD) on a 55.54± acre tract located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 (pt.) | **Proposed use: 121-lot subdivision** | Commission District 3 | **Arabella Capital, LLC, applicant.** NOTE: Tabled at the August 10, 2023 Voting Meeting until the August 24, 2023 Voting Meeting.
- 10 **2196 Centennial Drive | Use Subject to County Commission Approval** | on a 4.19± acre parcel located on the north side of Centennial Drive approximately 1,235 feet from its intersection with Centennial Circle | Zoned I-I; Tax Parcel 08013 003033 | **Proposed Use: food processing plant involving the further processing of animal or animal product** | Commission District 4 | **Brian Jones, applicant.**

- 11 **5961 Pocahontas Drive | Use Subject to County Commission Approval |** on a 5.30± acre tract located at the intersection of Pocahontas Drive and Nachoochee Trail | Zoned R-I; Tax Parcel 08131 002046 | **Proposed use: 5-lot subdivision |** Commission District 2 | **Kimberly Zax, applicant.**
- 12 **3555 North Bogan Road | Use Subject to County Commission Approval |** on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | **Proposed use: agri-entertainment venue |** Commission District 1 | **John A. Moore, Sr., applicant.**
- 13 **3555 North Bogan Road | Variance |** from 17.215.040 to reduce the setback for agri-entertainment structures from 300 feet to 15 feet on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | **Proposed use: agri-entertainment venue |** Commission District 1 | **John A. Moore, Sr., applicant.**
- 14 **3555 North Bogan Road | Variance |** from 17.215.040 to reduce the setback for agri-entertainment parking from 200 feet to 15 feet on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | **Proposed use: agri-entertainment venue |** Commission District 1 | **John A. Moore, Sr., applicant.**

Public Works and Utilities

Bill Nash, Director of Public Works and Utilities, addressed the Board.

- 15 Approve the request from Lake Lanier Association for a waiver of Hall County Landfill tipping fees for an approximate 35 tons of trash to be collected (the estimated tipping fees are \$2,100.00) and to allow the deposit of prohibited items collected during the Shore Sweep event scheduled for September 23, 2023.

Consent

- 16 Approve the release of \$58,276.00 Irrevocable Letter of Credit for sidewalks in Deer Creek Crossing Subdivision. Commission District 3.

Consent

- 17 Approve the release of \$721,854.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Subdivision Phase 1. Commission District 2.

Consent

Tax Assessors

Steve Watson, Chief Appraiser, addressed the Board.

- 18 Approval and authorization for the Chairman to execute a resolution to appeal the State of Georgia Auditor's Office 2022 Hall County Sales Ratio Study, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the appeal, subject to review and approval by County Attorney.

Consent

County Administrator

Mr. Propes addressed the Board.

- *Presented a 'WIN Video' featuring Aric Jackson, Hall County Risk Manager.*
- *Stated Hall County Offices will be closed on Monday, September 4, 2023 in observance of the Labor Day holiday.*

Public Comments

The following people addressed the Board:

- *Wil Keheley, 6347 Blackjack Road, Flowery Branch*

Commission Time

Commissioner Billy Powell, Commission District 2, thanked the Board for signing the proclamation for the recognition of City of Oakwood Mayor Lamar Scroggs.

Commissioner Gregg Poole, Commission District 3, stated that the County is concerned about the Army Corps Parks and are looking at what can be done.

Commissioner Jeff Stowe, Commission District 4, stated that the County is taking on three of the Army Corps Parks which were abandoned and are still looking at ways to take on more.

Adjourn

Chairman Higgins adjourned the meeting at 3:36 p.m.