



**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
Thursday, August 10, 2023 - 06:00 PM**

Call to Order

Chairman Higgins at 6:04 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Billy Powell, and Commissioners 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 — Vote: 4 to 0

Commissioner Cooper —absent

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Chairman Richard Higgins

Pledge

2 Commissioner Gregg Poole

Public Comments

The following people addressed the Board:

- *William Oberholtzer, 3709 Whiting Road, Gainesville*

Proclamation/s

- 3 Approve the Proclamation of Bradley Harold Orr's retirement after 33 years of service to Hall County, GA.

Commissioner Powell presented Bradley Harold Orr with the Proclamation.

Commissioner Powell/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper —absent

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 4 Approve the Proclamation recognizing Joseph Wayne Roberson's retirement after 36 years of service to Hall County, GA.

Commissioner Powell/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper —absent

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent

Commissioner Powell/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper —absent

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 5 Approve the August 7, 2023 Work Session minutes.
- 6 Approve the July 27, 2023 Voting Meeting minutes.
- 7 Approve the July 27, 2023 Executive Session minutes.
- 8 Approve the July 27, 2023 Meeting minutes.
- 9 Approve the award of RFQ/P #44-012 Athletics Officiating Services for Parks & Leisure to Hall County Officials of Flowery Branch, GA. The estimated annual cost is \$175,000.00.
- 10 Approve the amendment to the April 25, 2023 Voting Meeting Minutes regarding the 'Call to Order' to correct a scrivener's error.
- 11 Approve the Stipulation and Settlement Agreement in the Workers Compensation case of former employee Edward Thomas, and authorize the Chairman to execute any and all documents necessary to effectuate the settlement, subject to the review and approval of the County Attorney.
- 12 Approval and authorization for the Chairman to execute a Settlement Agreement with Judy Gaines, Glenn Terrell Gaines, and Kerith Gaines Smith to acquire a portion of Sardis Road Connector Project Parcels 139, 140, and 141 in the amount of \$3,000,000.00; and authorization to execute any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 13 Approve the sole source purchase of eleven (11) Runbeck Voting HUBS for Elections to Runbeck Elections Services, Inc. of Phoenix, AZ, in the amount of \$51,150.00.
- 14 Approve the agreement with Bates, Carter and Company, LLP for Financial Services for FY 2023 annual audit services and authorize the Chairman to execute all necessary documents. The estimated cost is \$121,000.00.
- 15 Approve the purchase of a Landing Craft Fire Boat for Fire Rescue to Lake Assault Boats, LLC of Superior, WI, in the amount of \$697,776.57.
- 16 Approve the Professional Services Agreement to acquire updated building and road edge layers to coincide with new aerial photography actively being acquired as part of the 2023 Georgia Mountains Regional Commission (GMRC) Orthoimagery and LiDAR Project for Planning & Development to NV5 Geospatial, Inc. of St. Petersburg, FL, in the amount of \$82,875.00.

- 17 Approve the purchase of three (3) 2023 Ford F-150 trucks for Public Works & Utilities to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of \$162,834.00.
- 18 Approve the process to initiate the abandonment of Pass Drive and Biscayne Boulevard, which includes all of Pass Drive from Patterson Road to Lanier Parkway, a.k.a I-985 (390 +/- feet), as well as all of Biscayne Boulevard from Patterson Road to Lanier Parkway a.k.a. I-985 (400 +/- feet). Commission District 2.
- 19 Approve the FY 2024 School Resource Officer annual agreement between Hall County and the Hall County Board of Education.
- 20 Approve the purchase of twenty (20) vehicles for the Sheriff's Office to Brannen Motor Company of Unadilla, GA and Hardy Chevrolet, Inc. of Gainesville, GA, in the amount of \$826,500.00.

Other Business - Appointments for Consideration

- 21 Appointment to the Department of Family and Children's Services (DFACS) Board to serve an unexpired term to June 30, 2028. Chairman's Appointment.

Commissioner Stowe/Commissioner Poole – approve tabling item 21 until the August 24, 2023 Voting Meeting – Vote: 4 to 0

Commissioner Cooper –absent

Commissioner Powell – aye

Chairman Higgins – aye

Commissioner Poole – aye

Commissioner Stowe – aye

Motion passed.

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

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

- 22 **3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions |** of a Planned Residential Development (PRD) on a 108.13± acre tract located on the west side of Buffington Farm Road at its intersection with Cagle Road | Zoned PRD; Tax Parcels 09105 000001, 09108 000107 - 000109, & 09106 000003, 000003A, 000007, 000013-000025 | **Proposed use: 216-lot subdivision | Commission District 3 | Arabella Capital, LLC, 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

Commissioner Poole/Commissioner Stowe — approve with the one (1) condition listed below — Vote: 4 to 0

Commissioner Cooper —absent

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. All prior conditions of approval are hereby repealed and replaced with the following conditions:*
 - a. Development is approved for lots as generally shown on the concept plan and typical lot layout (sheet 200) dated March 27, 2023 and as described in the project narrative, and as described in the final conditions of zoning, modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. Any conflict in development standards between the concept plans, project narrative, and conditions of zoning shall be determined by the final conditions of zoning.*
 - b. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.*
 - c. This section of the development is approved for a maximum of 216 lots with a minimum lot size of 7,000 square feet each. The minimum lot frontage width shall be 40 feet, as previously approved by the Hall County Commission in 2017.*
 - d. The minimum heated floor area (HFA) shall be 2,000 square feet for dwelling units. Houses shall be constructed with a mixture of cement materials, stone, and/or brick facades. Vinyl siding is prohibited. Houses shall be consistent with the submitted renderings for the Low Country, Low Country Farmhouse, Sugarberry Cottage, and River Place Cottage elevations. Each unit shall include a front porch with a minimum depth of six (6) feet, and the elevations shall provide a similar expression of depth, dimension, and architectural detailing articulated on the proposed renderings.*
 - e. All homes shall be constructed with a garage with a minimum of two-car capacity.*
 - f. All lots shall be accessed via internal roadways. Lots with rear entry shall not be allowed.*

- g. All conditions of zoning shall be made a part of any plats created for the subdivision.*
- h. The front setbacks on Phase 1 lots 47, 48, 49, 50, and 51 will be reduced from 20 feet to 15 feet as approved by the Hall County Commission in 2017.*
- i. The common area street connected to Wishing Well Terrace shall maintain a 50 foot right-of-way with any residential building lot of front said street. A 40 foot right-of-way will be allowed past the residential lots that require a 50 foot right-of-way with a maximum allowable street grade of 17%.*
- j. Private gates will be added at the entrances to sections of the development from Buffington Farm Road to accommodate home owners residing within the subdivision. No gate shall restrict or impede the ingress or egress of lots not included within the subdivision as shown on the submitted concept plan.*
- k. The existing section of Buffington Farm Road beyond the gated point will be rezoned to PRD and taken out of county maintenance.*
- l. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
- m. The development shall be limited to a maximum of three (3) model homes prior to approval and recording of the final plat.*
- n. No variances or development exceptions not specifically listed in these conditions of approval are granted.*
- o. All residential lots must front on streets with a 50 feet right-of-way.*
- p. No rear entry lots shall be allowed.*

23

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.**

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*
- Marion Meeks, 1239 Lakestone Court, Gainesville*

Commissioner Poole/Commissioner Stowe — approve tabling item 23 until the August 24, 2023 Voting Meeting — Vote: 4 to 0

Commissioner Cooper —absent

Commissioner Powell — aye

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, Commission District 3, stated he previously asked about the fire boat be able to suck water from the lake to put out a house that is on fire that we can not get a fire truck to.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:24 p.m. — Vote: 3 to 0

Commissioner Cooper —absent

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.