



**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, November 06, 2023 - 03:00 PM**

Call to Order

Chairman Higgins at 3:05 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, Deputy Commission Clerk Abril Olivas, County Attorney William Linkous III, and Special Assistant County Attorney Van Stephens

Appointments for Consideration

- 1 Appointment to the Board of Health to serve a term from January 1, 2024 to December 31, 2028. Commission Districts 1, 2, 3 & 4.
Re-appointment of Dr. Antonio Rios — Consent
- 2 Appointment to the Board of Health to serve a term from January 1, 2024 to December 31, 2028. Commission Districts 1, 2, 3 & 4.
Re-appointment of Rev. Don Harrison — Consent
- 3 Appointment to the Chestatee Chattahoochee RC&D Council to serve a term from January 1, 2024 to December 31, 2024. Commission Districts 1, 2, 3 & 4.
Re-appointment of Srikanth Yamala — Consent
- 4 Appointment to the Chestatee Chattahoochee RC&D Council to serve a term from January 1, 2024 to December 31, 2024. Commission Districts 1, 2, 3 & 4.
Re-appointment of Commissioner Gregg Poole — Consent
- 5 Appointment to the Gainesville Hall Development Authority to serve a term from January 1, 2024 to December 31, 2024. Commission Districts 1, 2, 3 & 4.
Re-appointment of Commissioner Billy Powell — Consent
- 6 Appointment to the Parks & Leisure Services Board to serve a term from January 1, 2024 to December 31, 2024. Commission Districts 1, 2, 3 & 4.

Re-appointment of Commissioner Jeff Stowe — Consent

- 7 Appointment to the Board of Tax Assessors to serve a term from January 1, 2024 to December 31, 2027. Commission District 1.

Re-appointment of Jennifer Pettitt — Consent

- 8 Appointment to the Board of Tax Assessors to serve a term from January 1, 2024 to December 31, 2027. Commission District 3.

County Attorney

Mr. Linkous addressed the Board.

- 9 Approval and authorization for the Chairman to execute an Extension of the Letter of Intent between Hall County and Glade Farm, LLC originally executed on January 15, 2010, and any all additional documents necessary to effectuate the transaction, subject to review and approval by County Attorney.

Consent

Emergency Management

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

- 10 Approve the contract for Everbridge Mass Notification Alert System for Emergency Management to Everbridge, Inc. of Pasadena, CA, in the amount of \$64,914.71.

Consent

Environmental Health

Kelly Hairston, Environment Health County Manager, addressed the Board.

- 11 Approve the proposed Environmental Health Fee Schedule, effective January 1, 2024.

Consent

Planning and Development

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

- 12 **3902 & 0 Belmont Highway | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) on 15.75± acres located on the southeastern side of Belmont Highway, approximately 1,780 feet north of its intersection with Mountain Creek Road | Zoned AR-IV (GCOD), Tax Parcels: 15013 000017B and 000074 (pt.) | **Proposed Use: truck parking and office** | Commission District 3 | **Gus E. Simpson, applicant.**

- 13 **6777 and 6804 Spout Springs Road | Rezone** | from Agricultural Residential III (AR-III) and Planned Residential Development (PRD) to Planned Residential Development (PRD) on a combined 22.88± acres located on the west side of Spout Springs Road, approximately 100 feet from its intersection with Lancaster Crossing | Zoned AR-III & PRD; Tax Parcels 15042 000018 and 000140 (pt.) | **Proposed Use: 95-unit townhome development** | Commission District 1 | **Walker Anderson Homes, applicant.**
- 14 **6804 Spout Springs Road | Amend Conditions** | of a Planned Residential Development (PRD) on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 | **Proposed Use: 95-unit townhome development** | Commission District 1 | **Walker Anderson Homes, applicant.**
- 15 **8730 Forrester Road | Use Subject to County Commission Approval** | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) | **Proposed use: expansion of commercial kennel** | Commission District 3 | **Steven & Holly Crumley, applicants.**
- 16 **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 44 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) | **Proposed use: commercial kennel structures** | Commission District 3 | **Steven & Holly Crumley, applicants.**
- 17 **8730 Forrester Road | Variance** | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 48 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) | **Proposed use: commercial kennel structures** | Commission District 3 | **Steven & Holly Crumley, applicants.**
- 18 **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone** | from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD) to Light Industrial (I-I) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD (GCOD), Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat/RV storage and an office/warehouse** | Commission District 3 | **Dutton Properties, applicant.**
- 19 **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval** | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD (GCOD), Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: outdoor storage within Gateway Corridors Overlay District** | Commission District 3 | **Dutton Properties, applicant.**

- 20 **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Variance** | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD (GCOD), Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | **Proposed Use: boat/RV storage and office/warehouse** | Commission District 3 | **Dutton Properties, applicant.**
- 21 **812 Atlanta Highway | Appeal a Planning Commission Decision for a Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 14 feet from centerline of road on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcels 00127 002001 | **Proposed Use: residential addition** | Commission District 4 | **Robert Murillo, applicant.**
- 22 Public Hearing to amend section 17.410 entitled "Standards for Telecommunication Antennas and Towers" and section 17.412 entitled "Standards for Small Wireless Facilities Placed in the County Right-of-Way" within Title 17 of the Official Code of Ordinances of Hall County, Georgia; to repeal conflicting ordinances and resolutions; and for other purposes.

Public Works and Utilities

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

- 23 Approve the collection of a \$95,002.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and sidewalks in Stephens Point Subdivision Phase II. Commission District 2.

Discussion

Sheriff's Office

Lieutenant Stephen Wilbanks, Sheriff's Office, addressed the Board.

- 24 Approve the award of IFB #026-44 Sheriff's Office Training Center Metal Storage Building for the Sheriff's Office to KBP Construction Plus, LLC, of Winder, GA, in the amount of \$103,932.65.

Consent

Captain Kelley Edwards, Sheriff's Office, addressed the Board.

- 25 Approve the award of IFB #025-44 Furnish and Install Security Fencing for the Hall County Courthouse Parking Deck for the Sheriff's Office to Blue Ridge Fence, Inc. of Lula, GA, in the amount of \$63,639.00.

Consent

County Administrator

Mr. Propes addressed the Board.

26 Approve the 2024 Board of Commissioners Meeting Schedule.

Consent

Mr. Propes stated the following:

- *Presented a 'WIN' video highlighting the Parks and Army Corps of Engineers agreement relating to Duckett Mill, Bolding Mill and Old Federal Campgrounds.*
- *Hall County Offices will be closed on Thursday, November 23, 2023 and Friday, November 24, 2023 in observance of the Thanksgiving holiday.*

Public Comments

There were no comments from the public.

Commission Time

Commissioner Jeff Stowe, Commission District 4, invited everyone to the Hall County Health Department Groundbreaking on Tuesday, November 7, 2023 at 2:00 pm.

Adjourn

Chairman Higgins adjourned the meeting at 3:40 p.m.