



**HALL COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES**

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

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Monday, January 22, 2024 - 03:00 PM**

**Call to Order**

*Chairman Higgins at 3:06 p.m.*

*Present:*

*Chairman Richard Higgins, Vice-Chairman Gregg Poole, and Commissioners Kathy Cooper, Billy Powell, 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 and County Attorney William Linkous III*

**Corrections and Maintenance**

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

- 1 Approve the award of RFQ/P #044-23 Courthouse Elevator Modernization Services for Facilities Management to Premier Elevator Company, Inc. of Stockbridge, GA, in the amount of \$2,356,000.00.

*Consent*

**Gainesville-Hall Metropolitan Planning Organization (GHMPO)**

*Joseph Boyd, Transportation Planning Director for Gainesville-Hall Metropolitan Planning Organization, addressed the Board.*

- 2 Approve the award of RFQ/P #44-014 Flowery Branch Downtown Parking and Mobility Study for the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to Stantec Consulting Services, Inc. of Atlanta, GA, in the amount of \$53,000.00.

*Consent*

**Planning and Development**

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

- 3 Approve the annual contract renewal for Accela Records/Permit Management Software subscription and license agreements for Planning & Development to Accela, Inc. of San Ramon, CA, in the amount of \$359,920.66.

*Consent*

- 4 **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.** NOTE: Tabled at the November 9, 2023 Voting Meeting until the January 25, 2024 Voting Meeting.
- 5 **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.** NOTE: Tabled at the November 9, 2023 Voting Meeting until the January 25, 2024 Voting Meeting.
- 6 **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.** NOTE: Tabled at the November 9, 2023 Voting Meeting until the January 25, 2024 Voting Meeting.
- 7 **2595 Gillsville Highway | Use Subject to County Commission Approval** | 17.110.040(M) for a commercial kennel | on a 10.14± acre parcel located on the north side of Gillsville Highway, approximately 1,300 feet west of its intersection with Jack Bryant Circle | Zoned AR-III & AR-IV; Tax Parcel 15023 000015 | **Proposed use: commercial kennel** | Commission District 3 | **Sue Ann Buchanan, applicant.**
- 8 **6409 Lights Ferry Road | Use Subject to County Commission Approval** | on a 19.18± acre tract located on the south west side of Lights Ferry Road, approximately 1,000 feet from its intersection with Ford Road | Zoned V-C, Tax Parcel 08120 000003 (pt.) | **Proposed Use: 22-lot subdivision** | Commission District 2 | **Bret Muetzelfeld, applicant.**

**Public Works and Utilities**

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

- 9 Approve the request from Chattahoochee River Keeper for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$1,500.00) for approximately 25 tons of trash to be collected during the Sweep the Hooch event scheduled for March 23, 2024.

*Consent*

- 10 Approve the award of IFB #024-44 Candler Road Landfill Cell Three (3) Construction for Public Works & Utilities to Morgan Corp. of Duncan, SC, in the amount of \$13,676,000.00.

*Consent*

- 11 Approval and authorization for the Chairman to execute a resolution relating to the removal of an at-grade road crossing of the Norfolk Southern Railroad at White Sulphur Road, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney. Commission District 3.

*Consent*

### **County Administrator**

*Mr. Propes addressed the Board and presented a 'WIN' video highlighting Hall County's accomplishments in 2023. He went on to thank the Board of Commissioners, staff and leadership of Hall County.*

### **Public Comments**

*There were no comments from the public.*

### **Commission Time**

*The Commissioners did not have any items to report.*

### **Adjourn**

*Chairman Higgins adjourned the meeting at 3:39 p.m.*