



**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, January 11, 2024 - 06:00 PM**

Call to Order

Chairman Higgins at 6:04 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 Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Stowe/Commissioner Powell — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Gregg Poole

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation recognizing City of Gainesville Councilman George Wangemann.

Commissioner Stowe presented City of Gainesville Mayor Sam Couvillon, Councilman Danny Dunagan and City Clerk Denise Jordan with the Proclamation.

Commissioner Powell/Commissioner Poole — approve — unanimous

- 4 Approve the Proclamation recognizing Rebecca "Becky" Ruffner's retirement after 23 years of service to Hall County, GA.

Commissioner Cooper presented Becky Ruffner with the Proclamation.

Commissioner Stowe/Commissioner Powell — approve — unanimous

Consent

Commissioner Powell/Commissioner Poole — approve — unanimous

- 5 Approve the January 8, 2024 Work Session Minutes.
- 6 Approve the December 14, 2023 Voting Meeting Minutes.
- 7 Approve the December 14, 2023 Executive Session Minutes.
- 8 Approve the December 14, 2023 Meeting Minutes.
- 9 Approve the annual re-adoption of Robert's Rules of Order with an exception to allow for the Chairman to vote.
- 10 Approve the appointment of Commissioner Gregg Poole to serve as the 2024 Board of Commissioners Vice-Chairman.
- 11 Approve the appointment of Commissioner Billy Powell to the Tax Allocation District Advisory Committee (TADAC). Chairman's Appointment.
- 12 Approve the appointment of Commissioner Jeff Stowe to the Tax Allocation District Advisory Committee (TADAC). County Administrator's Appointment.
- 13 Approve the award of IFB #030-44 Laurel Park Baseball Field Fencing for Parks & Leisure Services to Blue Ridge Fence, Inc. of Lula, GA, in the amount of \$334,557.00.
- 14 Approve the award of RFQ/P #44-016 Architectural & Engineering Design Services for East Hall Community Center Addition for New Library to CAS Architecture, P.C. of Lawrenceville, GA, in the amount of \$259,700.00.
- 15 Approve the purchase and installation of LED lighting systems at Alberta Banks Park for field 4, field 5, and pickleball courts for Parks & Leisure Services to Musco Sports Lighting, LLC of Oskaloosa, IA, in the amount of \$389,000.00.
- 16 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by the City of Buford of tax parcel number 08153 000001 owned by Amy L. Barfield and Christopher W. Watford located on 4470 Bennett Road, and authorize the Board to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.
- 17 Approve the 2024 Qualifying Fees Resolution for the upcoming Election Cycle.
- 18 Approve the award of IFB #027-44 for Community Housing Improvement Program (CHIP) Grant Single-Family Home Repairs for Financial Services to Smoother Stroke Construction of Gainesville, GA and Quality Construction & Improvement of Atlanta, Inc. of Decatur, GA, in the amount of \$213,414.41.

- 19 Approve the purchase of one (1) Pierce Enforcer 100' Mid-Mount Aerial Fire Truck Apparatus for Fire Rescue to Ten-8 Fire and Safety, LLC of Forsyth, GA, in the amount of \$2,063,514.00.
- 20 Approve the annual contract renewal for RFQ/P #43-015 EMS Billing and Collection Services for Fire Rescue to Digitech Computer, LLC, of Chappaqua, NY.
- 21 Approve the award of IFB #029-44 Furnish and Install One (1) Replacement Generator at Fire Station #9 for Fire Rescue to DeHart and Hill Electric, Inc. of Cumming, GA, in the amount of \$70,889.00.
- 22 Approve the 2024 Intergovernmental Agreement (IGA) between Hall and Dawson Counties which facilitates sharing the cost of two positions 50/50.
- 23 Approval and authorization for the Chairman to execute a response letter relating to the Sardis Road Connector construction project, subject to review and approval by the County Attorney. Commission District 2.
- 24 Approve the ratification of Emergency Waste Hauling Services for Public Works & Utilities to Waste Pro of GA, Inc. of Athens, GA, in the amount of \$998,740.00.
- 25 Approve the purchase of eight (8) new 2024 Ford Interceptors for the Sheriff's Office to Brannen Motor Company of Unadilla, GA, in the amount of \$381,600.00.
- 26 Approve the purchase of one (1) 2023 Ford Transit Van for the UGA Extension Agency to Billy Cain Ford of Commerce, GA, in the amount of \$61,975.00.

Other Business - Public Works and Utilities

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

- 27 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Cagle Road Improvement Project parcels 28 & 29, Tax Parcel 09094 000001, also known as 4401 Cagle Road, presently owned by Aerospace Science Foundation, Inc. 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. Commission District 3.

Commissioner Poole/Commissioner Stowe — approve — unanimous

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

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

- 28 **5348 Grant Road | Use Subject to County Commission Approval |** 17.110.040(M) for a commercial kennel | on a 10.69± acre parcel located on the north side of Grant Road, approximately 590 feet west of its intersection with Lee Road | Zoned AR-III; Tax Parcel 11085 000005B | **Proposed use: commercial kennel | Commission District 2 | Megan Partrick – Bark Camp Farm, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item.

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

- 29 **4200 Cha Co Road | Rezone** | from Agricultural Residential III (AR-III) to Residential I (R-I) | on a 43.50± acre parcel located on the southeastern side of Cha Co Road, approximately 425 feet west of its intersection with Sardis Road | Zoned AR-III, Tax Parcel 10074 000004 | **Proposed Use: 32-lot subdivision** | Commission District 2 | **John Roberts, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item.

Commissioner Powell/Commissioner Poole — approve withdrawal of item 29 — unanimous

- 30 **3210 Joe Parker Road | Amend Conditions** | of a Planned Commercial Development (PCD) on a 20.19± acre parcel located on the west side of Joe Parker Road, approximately 1,150 feet north of its intersection with Gillsville Highway | Zoned PCD; Tax Parcel 15023 000055 | **Proposed use: event facility** | Commission District 3 | **El Alamo Properties, 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:

- *Lorena Almaguer, 3415 Spartan Court, Gainesville*

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

Conditions:

1. *All previous conditions of zoning included herein shall apply, with the exception of those modified for the current application:*
 - a. *The catering kitchen shall not be used as a restaurant and shall not be open to the public.*
 - b. *The development is limited to a maximum of 7,200 square feet for the main facility.*
 - c. *The special events facility shall be equipped with soundproof walls and ceilings as designed by a professional engineer, and submitted to the county for review prior to the issuance of a permit. No noise shall carry beyond the property boundaries.*
 - d. *The property shall comply with all Gateway Corridor Overlay District requirements with the following exception: The gazebo may be less than 1,000 square feet in size.*
 - e. *Final driveway design and placement are subject to approval by the Hall County Engineering Department.*
 - f. *The applicant is required to submit a traffic impact study before the issuance of any permits. Any access or adjacent intersection improvements required by the traffic impact study or required by Hall*

County Engineering Department, or the Georgia Department of Transportation are the financial responsibility of the applicant/developer.

- g. Parking requirement shall meet the requirements for "places of public assembly": 1 space per each three seats of maximum seating capacity (i.e. 750 max capacity = 250 parking spaces).*
- h. All conditions of zoning shall be made a part of any plat created for the property.*
- 2. The development of the site shall occur as generally depicted and described in the site plan approved for Land Disturbance Permit by Hall County on April 13, 2023 and as described in the project narrative dated October 6, 2023, modified for conditions listed herein.*
- 3. The architectural style of the event venue shall be consistent with the narrative and supplemental architectural examples as submitted as part of the application.*
- 4. The facility shall be permitted to install one (1) identification sign near the vehicular entrance, provided that it meets the sign standards of 17.270.070.*
- 5. The applicant shall install a 6 foot high opaque fence beginning at the front corners of the property and extending 450 feet along both side property lines. A 25 foot planted buffer shall be installed in accordance with 17.260.020 in addition to the fence.*
- 6. Outdoor activities within the primary event structure and the future pavilions shall not involve the outside amplification of voice, music and/or instruments except during a wedding ceremony.*
- 7. All events shall be provided with adequate personnel to assist with parking, emergency and other potential impacts of each event.*
- 8. No athletic events will be allowed.*
- 9. Events shall commence no earlier than 9:00 a.m. and shall terminate no later than 10:00 p.m. on Sunday through Thursday and no later than 11:00 p.m. on Friday and Saturday. Termination shall mean the termination of food, drinks, service and entertainment with the understanding that attendees will need a reasonable amount of time after termination to exit the premises.*
- 10. All lighting shall be non-spill.*

31 **4549, 4555, 4561, 4567, 4571, 4601, 4607, and 4611 Candlestick Lane | Amend Conditions |** of a Planned Residential Development (PRD) on a combined 3.89± acres located on the north side of Candlestick Lane, across from its intersection with Shawnee Drive | Zoned PRD, Tax Parcels 08067 000045, 000044, 000043, 000042, 000041, 000039, 000038, and 000037 | **Proposed Use: 9-unit townhome development | Commission District 2 | RyRoMa Properties, 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:

- Max Decook, 4890 Serene Shores Drive, Gainesville*

Commissioner Powell/Commissioner Poole — approve with the seven (7) conditions listed below — unanimous

Conditions:

- 1. The property shall be developed in accordance with the project narrative submitted on September 8, 2023 and site plan dated October 6, 2023 noting 16-foot wide drives on building one.*
- 2. 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.*
- 3. All new residential building constructed within the subject area must adhere to the surrounding architectural styles, and shall be subject to final review and approval by the Director of Community Development and Infrastructure, or their designee. This includes the allowance of vinyl siding.*
- 4. Only one (1) driveway access point shall serve a single building and all parking shall be properly maintained outside of the right-of-way, with the exception of building one which may have separate driveways per unit or three if it's a triplex.*
- 5. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
- 6. Upon completion of construction as described in the submitted plans dated October 6, 2023, an as-built survey shall be submitted prior to issuance of certificates of occupancy for units in each respective building.*
- 7. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*

3955 & 4035 Leach Road | Rezone | from Agricultural Residential III (AR-III) and Residential I (R-I) to Planned Residential Development (PRD) | on a combined 174.44± acres located on both the east and west sides of Leach Road, north of the intersection of Leach Road and Red Bird Circle | Zoned AR-III and R-I; Tax Parcels 10033 000001 & 10050 000008 | **Proposed use: 307-lot detached single-family development** | Commission District 2 | **Shadow Stone Partners, 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:

- *Erin Moore, 3120 Frontage Road, Gainesville*
- *Susanne Doyle-Portillo, 3721 Leach Road, Gainesville*
- *Brian Britain, 174 South Old Aska Road, Blue Ridge*

Opposition:

- *Michael Webb, 3840 Leach Road, Gainesville*
- *Virginia Martin, 5355 Elliott Crossing, Gainesville*

Commissioner Powell/Commissioner Stowe — approve with the fifteen (15) conditions listed below — unanimous

Conditions:

1. *Development is approved with a maximum density limited to 1.76 dwelling units per acre and as described in the project narrative, modified as necessary for compliance with development standards enforced at the time of site plan approval. The total number of lots in all phases shall not exceed 307. Minor changes can be approved by the Planning Director of Community Development and Infrastructure, or their designee 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.*
2. *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.*
3. *The minimum heated floor area (HFA) shall be 1,900 square feet. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Final review and approval is subject to the Director of Community Development and Infrastructure, or their designee.*
4. *All lots shall access internal subdivision roads only. No lot shall have direct access to Leach Road, with the exception of lots designated as amenity site, drip fields, and open space.*

5. *Each phase of the development shall meet minimum access requirements, subject to review and approval by the Hall County Fire Marshals.*
6. *An access easement at a minimum of 10 feet in width shall be reserved for off-street pedestrian, bicycle, or similar modes of transportation to accommodate connectivity between the phases. Access easements are required to be recorded prior to the sale of any home sites adjacent to the proposed points of access. Prior to the sale of any home sites in the project, it shall be clearly stated the intent to make the connection so potential buyers are made aware. The easement shall be owned and maintained by the Developer and then transferred to the HOA once one is established.*
7. *The recommendations of the traffic study conducted by Southeastern Engineering in August of 2023 shall be implemented as part of the development process. These improvements include those listed as the proposed driveway intersection improvements for driveways A, B, and C as described in the application materials. All improvements shall be at the Developer's cost.*
8. *The development shall be limited to a maximum of three (3) model homes per phase prior to approval and recording of the final plat.*
9. *All amenities described in the submitted letter of intent are to be constructed within the development. The main amenity area shall be constructed before the final certificate of occupancy in the first phase is issued. Each phase is required to internally feature at least one of the following amenities, which shall be installed before 50% of the certificates of occupancy are issued for each respective phase:
 - a. *Playground*
 - b. *Pocket Park*
 - c. *Walking trail/path connective to the rest of the development, separate from the five-foot sidewalk required adjacent to internal streets (17.180.060(B)(7)).**
10. *The 25-foot and 50-foot undisturbed stream buffers must be fully maintained on HOA common space and shall not encroach onto any individual residential building lot. However, individual residential lots may include the 75-foot impervious setback limits associated with state waters.*
11. *All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
12. *No variances or development exceptions not specifically listed in these conditions of approval are granted. Relief is granted from the following requirement:
 - a. *17.180.060(B). Setbacks. The front yard setback may be reduced from 25 feet to 20 feet for single family detached residences per the submitted site plan, no garage shall be closer than 25 feet from the back of sidewalk.*
 - b. *Density and Minimum Lot Size. The development shall have a maximum density of 1.76 units per acre, and a minimum lot area of 7,200 square foot.*
 - c. *Garages. The garage of each residence within the development shall not exceed 55% of the front façade of the home. The garage shall not be required to be a recessed design.*
 - d. *The required 50-foot PRD transitional buffer allow for grading and replanting if needed.**
13. *Developer/HOA will maintain the Land Application System (LAS) and any conveyances to the Private Wastewater system. Perpendicular crossings*

within existing right-of-way shall be allowed, where necessary for required road crossings for installation/conveyance purposes. Should any portion of the system encroach into any proposed right-of-way within the development, all proposed rights-of-way within the development shall be privately owned and maintained.

- 14. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
- 15. Developer shall install double row silt fence and pine straw bales along stream buffers for extra protection.*

County Administrator

Mr. Propes addressed the Board. He stated the following:

- Hall County Offices will be closed on Monday, January 15, 2024 in observance of the Martin Luther King, Jr. holiday.*

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 7:07 p.m. — unanimous