



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING 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)  
Thursday, February 08, 2024 - 06:00 PM**

**Call to Order**

*Chairman Higgins at 6:00 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, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon*

**Approve Agenda**

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

**Invocation**

1 Chairman Richard Higgins

**Pledge**

2 Commissioner Kathy Cooper

**Public Comments**

*There were no comments from the public.*

**Proclamation/s**

3 Approve the Proclamation recognizing February 2024 as Black History Month.

*Commissioner Poole presented Angela Middleton, Gwenell Brown, Martha Mays, Rickey Young, Bobbi Cox, Theresa Anderson-Puryar, and Thomas Hailey with the Proclamation.*

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

- 4 Approve the Proclamation recognizing February 12, 2024 as Georgia Day.

*Commissioner Powell presented Carolyn Launer, Terry Hughes, Penny Walker, Martha Trimbach and Helen Powell with the Proclamation.*

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

- 5 Approve the Joint Proclamation with The City of Gainesville recognizing Friday, February 16, 2024, as Arbor Day.

*Commissioner Stowe/Commissioner Powell — approve — unanimous*

## **Consent**

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

- 6 Approve the February 5, 2024 Work Session minutes.

- 7 Approve the February 5, 2024 Executive Session minutes.

- 8 Approve the February 5, 2024 Meeting minutes.

- 9 Approve the January 25, 2024 Voting Meeting minutes.

- 10 Approve the January 25, 2024 Executive Session minutes.

- 11 Approve the January 25, 2024 Meeting minutes.

- 12 Approve the ratification of the annual contract for GovOS Comprehensive Records Management System for the Clerk of Courts' Real Estate Division to GovOs Inc. of Dallas, TX, in the amount of \$175,000.00.

- 13 Approve the Property Services and Rental Agreement for Williams Mill Greenspace.

- 14 Approve the Property Services and Rental Agreement for River Forks Park.

- 15 Approval and authorization to declare approximately .22 acres of property owned by Hall County located at 3151 Old Cleveland Road, Gainesville, Hall County, Georgia to be surplus property which is unserviceable for County purposes, and to market such property for sale in accordance with state law, subject to approval of any proposed sale by the Board of Commissioners at a later date, and subject to review and approval by the County Attorney.

- 16 Approve the award of IFB #032-44 Replacement of Sidewalks in Chicopee Village for Public Works & Utilities to Tovar Construction Concrete Walls, LLC of Alto, GA, in the amount of \$63,444.00.
- 17 Approve the sole source purchase of In-Lieu Fee Credits related to White Sulphur Road Realignment for Public Works & Utilities to Georgia-Alabama Land Trust, Inc. of Piedmont, AL. The estimated cost is \$733,760.00.
- 18 Approve the purchase of Cartegraph Enterprise Asset Management Software for Public Works and Utilities from Carahsoft Technology Corp. of Reston, VA, in the amount of \$145,769.12.
- 19 Approval and authorization for the Chairman to execute a quit-claim deed to Angela Hiers with regard to the Sardis Road Connector Project, Parcel 56, Hall County tax parcel number 10082 000084, 4016 Ledan Extension 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.
- 20 Approve the acceptance of a \$203,984.00 Irrevocable Letter of Credit for Streets, Stormwater Management Facilities, and Sidewalks in Marina Bay 11 Subdivision. Commission District 2.

### **Other Business - Financial Services**

*Wes Geddings, Director of Financial Services, addressed the Board.*

- 21 Approve the Fiscal Year 2024 Mid-Year Budget Reconciliation Resolution.

*Mr. Geddings expressed appreciation to the Board for their leadership and vision for financial excellence. He presented the six-month Financial Status Update for the month ending December 31, 2023.*

*Mr. Geddings discussed the Mid-Year Budget Reconciliation. Geddings summarized the recommendation as follows:*

- ***Decreasing, by amendment, the County budget 1.27% (from \$410,915,887.00 to \$405,686,531.00)***

*Commissioner Stowe/Commissioner Powell — approve — unanimous*

### **Other Business - Planning and Development**

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

- 22 Public Hearing for a new Malt Beverage and Wine Package Alcohol license for Kwick Mart located at 2672 Gillsville Highway, Gainesville, GA 30507. Ownership is Ananta DBM, Inc. License holder is Bhaumik Tiwari and the Registered agent is Marcos Elias Jr. Commission District 3.

*Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.*

*There were no comments from the public.*

*Commissioner Cooper/Commissioner Powell — approve — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

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

- 23     **2955 Candler Road | Use Subject to County Commission Approval |**  
17.170.020.13 Manufacture of cement, cement products, concrete, clay products,  
lime, gypsum, brick, tile or plaster of Paris | on a 33.46± tract on the east side  
of Candler Road, approximately 407 feet from its intersection with Dale Road |  
Zoned I-II; Tax Parcel 15025 000011 | **Proposed Use: concrete plant |**  
Commission District 3 | **Steve Gilliam, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Steve Gilliam, 340 Jesse Jewell Parkway, Gainesville

Commissioner Poole/Commissioner Powell — approve with the six (6) conditions listed below — unanimous

Conditions:

1. The property shall be developed in accordance with the site plan and as described in the project narrative submitted on November 2, 2023 modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Designated employee and truck parking shall be provided per 17.250.020(A) — Off-Street Parking, Storage and Loading Requirements for Industrial uses.
3. 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.
4. The developer shall coordinate with the Georgia Department of Transportation (GDOT) and Hall County Engineering to obtain the necessary driveway permits for access to the site.
5. Pursuant to 2.60.060, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy, or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the facility.

24

**5348 Channel Drive | Amend Conditions |** of a previous rezoning on a 17.60± acre tract located on the south side of Channel Drive, approximately 2,085 feet from its intersection with Bryant Quarter Road | Zoned AR-IV; Tax Parcel 15001C000007 | **Proposed Use: 2-lot subdivision |** Commission District 3 | **Robert Ratcliffe, applicant.**

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

Commissioner Poole/Commissioner Powell — approve tabling item 24 until the February 22, 2024 Voting Meeting — unanimous

\*The following motions were made following item 25 regarding item 24:

Commissioner Poole/Commissioner Cooper — reconsider item 24 — unanimous

Commissioner Poole/Commissioner Stowe — approve tabling item 24 until the March 28, 2024 Voting Meeting — unanimous

25

**3922 Green Drive | Rezone** | from Residential-I (R-I) to Agricultural-Residential-III (AR-III) | on a 8.83± acre tract located on the south side of the Green Drive, approximately 348 feet from its intersection with Clarks Bridge Road | Zoned R-I; Tax Parcel 10156 000009 (pt.) | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Larry Poole, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Larry Poole, 6518 Highway 52, Gillsville

Opposition:

- John Hurst, 3840 Clarks Bridge Road, Gainesville

Commissioner Poole/Commissioner Cooper — approve with the six (6) conditions listed below — unanimous

Conditions:

1. The property shall be developed in accordance with the site plan dated May 5, 2023 and as described in the project narrative dated October 24, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Agricultural Residential III (AR-III, 17.110) zoning district as detailed in 17.240, area and setback requirements.
3. The developer shall coordinate with the Georgia Department of Transportation (GDOT) and Hall County Engineering to obtain the necessary driveway permits for access off Green Drive.
4. 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."*

5. *Pursuant to 2.60.060, all applications approved by the Board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy, or establishment of business within six months from the date of approval by the board, said approval shall become null and void.*
6. *All conditions of zoning shall be made part of any plats or construction plans created for the property.*

*Commissioner Poole/Commissioner Cooper — reconsider item 24 — unanimous*

*Commissioner Poole/Commissioner Stowe — approve tabling item 24 until the March 28, 2024 Voting Meeting — unanimous*

### **County Administrator**

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

- *Congatulated Commission Clerk Jennifer Rivera on obtaining her certification this past week as a Georgia Certified Clerk through the University of Georgia's Carl Vinson Institute.*

### **Commission Time**

*Commissioner Kathy Cooper, District 1, congratulated Jennifer Rivera on her accomplishment.*

*Commissioner Billy Powell, District 2, acknowledged current members of Leadership Hall. These members addressed the Board:*

- *Nicole Parham, City of Gainesville*

### **Adjourn**

*Commissioner Poole/Commissioner Stowe — adjourn at 6:46 p.m. — unanimous*