



**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, February 22, 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 Stowe/Commissioner Powell — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation recognizing Jimmy Echols for his service to Hall County, GA.

Commissioner Stowe presented Drew Echols, Cohen Echols and Jarl Echols with the Proclamation.

Commissioner Stowe/Commissioner Poole — approve — unanimous

- 4 Approve the Proclamation recognizing February 24, 2024 as Government Communicators Day.

Commissioner Cooper presented Derreck Booth, Brian Stewart, Sarah Crowe, Kimberlie Ledsinger, Zach Brackett, Joy Holmes and Courtney Davis with the Proclamation.

Commissioner Cooper/Commissioner Poole — approve — unanimous

Consent

Commissioner Powell/Commissioner Poole — approve — unanimous

- 5 Approve the February 19, 2024 Work Session minutes.
- 6 Approve the February 19, 2024 Executive Session minutes.
- 7 Approve the February 19, 2024 Meeting minutes.
- 8 Approve the February 8, 2024 Voting Meeting minutes.
- 9 Approve the purchase of three (3) Kubota D1105 Rugged Terrain Vehicles for Parks & Leisure to Mason Tractor & Equipment Company, Inc. of Cumming, GA, in the amount of \$65,448.66.
- 10 Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing Dock P of Sunrise Cove Marina.
- 11 Approve the amendment to the February 23, 2023 Voting Meeting Minutes regarding item 24 (Application of Ridgeline Land Planning, Inc.) to correct a scrivener's error.
- 12 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.
- 13 Approve the award of IFB #031-44 Renovate Hall County Courthouse Jury Assembly Room Phase 1B for Court Administration to Pencor, LLC of Alpharetta, GA, in the amount of \$684,074.00.
- 14 Approve the sole source purchase of an Audio/Video Streaming System for Court Administration to S&L Integrated Systems, LLC of Thomasville, GA, in the amount of \$96,729.27.
- 15 Approve the Hall County Grand Jury's increased expense allowance of traverse juror's pay in Superior and State Courts, effective March 1, 2024.
- 16 Approve the annual renewal of the Hardware Warranty Agreement for Elections to Dominion Voting Systems, Inc. of Broomfield, CO, in the amount of \$88,611.36.

- 17 Approve the Statewide Mutual Aid and Assistance Agreement between the Georgia Emergency Management and Homeland Security Agency (GEMA/HS) and Hall County.
- 18 Approve the Memorandum of Understanding between Lanier Technical College Police Department and Hall County in regards to E-911 communication needs.
- 19 Approve the sole source purchase of two (2) Lucas Chest Compression Systems and two (2) Stryker Ambulance Stretchers for Fire Rescue to Stryker Medical of Chicago, IL in the amount of \$89,514.22.
- 20 Approve the Employment Agreement for the Assistant Director of Planning and Development.
- 21 Approve the purchase of one (1) Caterpillar MH3024 Material Handler for the Landfill to Yancey Brothers, Inc. of Dacula, GA, in the amount of \$465,639.00.
- 22 Approval and authorization for the Chairman to execute an agreement between the Georgia Department of Transportation (GDOT) and Hall County concerning support for lighting at a potential roundabout located at intersection of SR 211 (Old Winder Highway) and Union Church Road. Commission District 1.

Other Business - Planning and Development

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

- 23 Public Hearing for a new Malt Beverage and Wine package license for Lakeside Petro Station, LLC located at 5974 Jim Crow Road, Flowery Branch, GA 30542. Ownership is Lakeside Petro Station, LLC. License holder and registered agent is Imran Momin. Commission District 2.

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

The following people addressed the Board:

Favor:

- *Imran Momin, 5970 Jim Crow Road, Flowery Branch*

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

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

24 Public Hearing for a new Malt Beverage, Wine, and Distilled Spirits consumption alcohol license for Pueblos Mexican Cuisine located at 3630 Thompson Bridge Road Ste 4, Gainesville, GA 30506. Ownership is Pintos Enterprises, LLC. License holder and registered agent is Istharr Hernandez-Flowers. Commission District 2.

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

The following people addressed the Board:

Favor:

- Istharr Hernandez-Flowers, 3630 Thompson Bridge Road, Gainesville*

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

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Other Business - Public Works and Utilities

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

25 Approval and authorization for the Chairman to execute a Settlement Agreement for the purchase of .44 acres of real property located at 3255 White Sulphur Road, Hall County, Georgia, tax parcel number 09108 000066, for the sum of \$300,000.00, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.

Commissioner Cooper/Commissioner Stowe — approve — unanimous

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

Beth Garmon, Assistant Director of Planning and Development, addressed the Board.

26 **3580 and 3526 Poplar Springs Road and 3601 Pierce Drive | Amend Conditions** | of a Planned Residential Development (PRD) on a combined 97.48± acre tract located on the south side of the Poplar Springs Road at its intersection with Poplar Springs Church Road | Zoned PRD; Tax Parcel 15036A000001, 000003 & 000011 | **Proposed Use: 192-lot single-family residential development** | Commission District 1 | **Clint Dixon for Clayton Properties Group, Inc, applicant.**

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

The following people addressed the Board:

Favor:

- Clint Dixon, 5230 Bellewood Court, Buford*

Opposition:

- Wes Robinson, 200 E. E. Butler Parkway, Gainesville*

Commissioner Cooper/Commissioner Powell — approve with the five (5) conditions listed below — unanimous

Conditions:

- 1. All previous conditions of zoning included herein shall apply as listed below:
 - a. There shall be no more than 192 single-family units in the development.*
 - b. All costs associated with any required right-of-way improvements shall be the Developer's responsibility.*
 - c. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
 - d. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.*
 - e. 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."*
 - f. All conditions of zoning shall be made part of any new plat created for the property.*
 - g. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which include the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.*
 - h. The development shall connect to a public sewer system.*
 - i. Any yard runoff that would possibly flow into the creek, shall be sodded. If runoff flows to a different detention pond, it is not a requirement to have the yard sodded.*
 - j. No back yards shall abut Poplar Springs Road.**
- 2. A second emergency only entrance is approved.*
- 3. 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. Homes shall be consistent*

with the submitted renderings. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.

4. *A garage shall not extend more than 10 feet 6 inches further toward the front yard property line than the façade of the habitable area of the first story.*
5. *The width of the garage wall shall not exceed 56% for a two-car garage of the front façade of the dwelling.*

27 **4670 Union Church Road | Amend Conditions |** of a Planned Residential Development (PRD) on a 50.75± acre tract located on the east side of Union Church Road, approximately 166 feet from its intersection with Steeple Chase Lane | Zoned PRD; Tax Parcel 15043 000001 | **Proposed Use: 100-lot single-family residential development | Commission District 1 | Ridgeline Land Planning, Inc. applicant.**

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

The following people addressed the Board:

Favor:

- *Chad Barrett, 3715 Brook Fall Landing, Suwanee*

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

Conditions:

1. *All previous conditions of zoning included herein shall apply as listed below:*
 - a. *The development shall generally occur as depicted on the site plan and described in the project narrative. Minimum lot standards shall be as follows:*
 - i. *Minimum lot width: 50 feet*
 - ii. *Minimum lot depth: 125 feet*
 - iii. *Minimum lot area: 6,250 square feet*
 - iv. *Minimum average lot area: 8,000 square feet*
 - v. *Front setback: 20 feet from right of way with minimum of 25 feet from rear of sidewalk to face of garage*
 - vi. *Side setback: 5 feet, subject to Fire Department approval*
 - vii. *Rear setback: 20 feet*
 - b. *There shall be no more than 125 total units in the development, equaling a density of 2.5 units per acre.*
 - c. *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."

- d. A 6-foot-tall wooden privacy fence will be constructed along the northern property line adjacent to parcel #15043 000203 within 60 days of issuance of the land disturbance permit (LDP).*
- e. The northern entrance depicted on the site plan nearest to Steeple Chase Lane shall be removed. The southern entry shall be the only entrance provided and shall include a deceleration lane.*
- 2. The property shall be developed in accordance with the project narrative dated November 16, 2023 and site plan dated June 21, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 3. Front-entry garage orientation may be semi-flush with the front façade, measuring between 1 and 20 feet behind the front façade or extending the same measurement toward the street. Garage door width shall not exceed 43% of the width of the front façade of the residence.*
- 4. 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. Homes shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.*
- 5. The development shall be limited to a maximum of two (2) model homes prior to recording of the final plat.*
- 6. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*

28

4363 Sardis Road | Rezone | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on a on a 41.71± acre parcel located on the west side of Sardis Road, approximately 361 feet from its intersection with Short Road | Zoned AR-III; Tax Parcel 10075 000004 | **Proposed use: 125-lot single-family residential development** | Commission District 2 | **Grace of Georgia Developments, LLC, applicant.**

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

The following people addressed the Board:

Favor:

- *Artagus Newell, 2727 Paces Ferry Road, Atlanta*
- *Dominic Lawson, 2727 Paces Ferry Road, Atlanta*
- *Eric Shade, 1912 Wilkenson Crossing, Marietta*
- *Larry Gibson, 4461 Sardis Drive, Gainesville*

Opposition:

- *Barclay Fouts, 4315, 4325 and 4377 Price Road, Gainesville*
- *Barron Grant, 4601 Will Wallace Road, Gainesville*
- *Morgan Smith, 4362 Sardis Road, Gainesville*
- *Chandler Cochran, 4359 Sardis Road, Gainesville*
- *Michael Posten, 4446 Sardis Drive, Gainesville*
- *Beth Hintze, 1044 East Lake Drive, Gainesville*
- *Sandra Henderson, 4418 Sardis Drive, Gainesville*
- *Ruben Antonio, 4413 Sardis Drive, Gainesville*
- *Kylie Cochran, 4359 Sardis Road, Gainesville*
- *Dewey Thomas, 4330 Sardis Road, Gainesville*
- *Angela Nicholson, 3908 Hidden Meadows Drive, Gainesville*

Commissioner Powell/Commissioner Poole – deny – unanimous

County Administrator

Mr. Propes addressed the Board and thanked Srikanth Yamala, Director of Community Development and Infrastructure on his 19 years of service to Hall County and wished him success in his new position as County Manager for Barrow County.

Commission Time

Commissioner Kathy Cooper, District 1, thanked Srikanth Yamala for his service and expressed her thanks for his assistance during her time as Commissioner.

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

- *Lee Crouch, Lawson Air Conditioning & Plumbing*
- *Derreck Booth, Hall County Sheriff's Office*

Commissioner Powell also thanked Srikanth Yamala for his service and wished him success.

Commissioner Gregg Poole, District 3, thanked Srikanth Yamala for his service and wished him success.

Commissioner Jeff Stowe, District 4, thanked Srikanth Yamala for his service and wished him success.

Chairman Richard Higgins thanked Srikanth Yamala for his service and wished him success.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 7:12 p.m. — unanimous