



**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, March 25, 2024 - 03:00 PM**

**Call to Order**

*Chairman Higgins at 3:00 p.m.*

*Present:*

*Chairman Richard Higgins, Vice-Chairman Gregg Poole and Commissioners 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*

**Appointments for Consideration**

- 1 Appointment to the Chicopee Woods Area Park Commission to serve a term from March 27, 2024 to March 26, 2027. Commission District 1.

*Discussion*

- 2 Appointment to the Chicopee Woods Area Park Commission to serve a term from March 27, 2024 to March 26, 2027. Commission District 3.

*Discussion*

**Community Services and Parks**

*Brent Holloway, Director of Community Services and Parks, addressed the Board.*

- 3 Approve the award of IFB #034-44 Animal Shelter Generator Replacement for Animal Services to Capital City Electrical Services, LLC of Norcross, GA, in the amount of \$168,350.00.

*Consent*

**County Attorney**

*Mr. Linkous addressed the Board.*

- 4 Approval and authorization for the Chairman to execute a resolution accepting 3.535 acres of improved real property known as 1280 Athens Street, Gainesville, GA, deeded to the County by the Gainesville and Hall County Development Authority for access to Butler Park, and to authorize the Chairman to execute any and all documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.

*Consent*

## **Fire Rescue**

*Jerry Smith, Interim Fire Chief, addressed the Board.*

- 5 Approve the application for the FY 2024 State Homeland Security Program grant for the Fire Rescue Hazmat Team to purchase identification equipment for hazardous materials in the amount of \$80,990.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.

*Consent*

## **Planning and Development**

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

- 6 **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.** Note: Tabled at the February 8, 2024 Voting Meeting until the March 28, 2024 Voting Meeting.
- 7 **0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | **Proposed Use: 324-unit residential development** | Commission District 1 | **Thompson O'Brien Kappler & Nasuti PC, applicant.** Note: Tabled at the March 14, 2024 Voting Meeting until the March 28, 2024 Voting Meeting.
- 8 **4610, 4616, 4630 & 4636 Winder Highway | Amend Conditions** | of a Planned Residential Development (PRD) on a combined 31.64± acre tract located on the southwest side of Winder Highway, at the intersection with Plantation Drive | Zoned PRD; Tax Parcel 15037A000001 & 15037A000070 | **Proposed Use: 54-lot single-family residential development** | Commission District 1 | **Steven P. Gilliam, applicant**

- 9        **2554 White Sulphur Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 11.94± acre tract on the east side of White Sulphur Road, approximately 230 feet from its intersection with Ramsey Circle | Zoned AR-III; Tax Parcel 15020C000005 | **Proposed Use: 53-unit townhome development**| Commission District 3 | **CMWB Company, LLC, applicant**
- 10       **6384 Yellow Creek Road | Use Subject to County Commission Approval** | on a 53.13± acre tract located on the northwest side of Yellow Creek Road, approximately 350 feet from its intersection with Cajitoma Drive | Zoned AR-III; Tax Parcel 11129 000028 | **Proposed Use: Equestrian center** | Commission District 2 | **Sara Hathaway, applicant**
- 11       **2030, 2034, 2036, 2038 & 2040 Spring Road | Rezone** | from Highway Business (H-B) to Planned Residential Development (PRD) | on a combined 1.99± acre tract located on the north side of Spring Road, approximately 475 feet from its intersection with Skelton Road | Zoned H-B; Tax Parcel 00122 002013, 14, 15 & 16 | **Proposed Use: 13-unit townhome development** | Commission District 4 | **Tim Ferguson, applicant**
- 12       **17, 20, 21 & 24 Spring Street | Rezone** | from Residential II (R-II) to Planned Residential Development (PRD) | on a combined 1.08± acre tract on the east side of Spring Street, approximately 290 feet from its intersection with Highland Street | Zoned R-II, Tax Parcels 00063 008022, 23, & 24 | **Proposed Use: 10-unit residential development** | Commission District 4 | **Alex Petry, applicant**
- 13       **6585 Johnson Circle | Appeal a Planning Commission Decision for a Variance** | 17.240.010. to reduce the front yard setback from 55 feet to 36 feet from centerline of road | on a 0.34± acre tract located on the north side of Johnson Circle, approximately 517 feet from its intersection with Yacht Club Road | Zoned PRD; Tax Parcel 08161 004005 | **Proposed Use: Construction of a single-family residence** | Commission District 2 | **Kristy Wilkerson – Brown Haven Homes, applicant; Gail Hunter, appellant**

**Public Works and Utilities**

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

- 14       Approve the Agreement for Reservation of Sewerage Service between Hall County and Clayton Properties Group, Inc. for the capacity of 46,000 gallons per day for Ponderosa Farms Subdivision, in the amount of \$1,775,968.00. Commission District 2.

*Consent*

- 15       Public hearing to request approval and authorization for the Chairman to execute a resolution for the expansion of a Special Tax District for street lights on Spring Road and Skelton Road in Hall County. Commission District 4.

- 16 Approval and authorization for the Chairman to execute a Settlement Agreement for the purchase of 0.219 acres of real property and 0.137 acres for permanent and temporary easements for the purpose of constructing and maintaining slopes and relocating utilities, located at 3590 Thompson Bridge Road, Hall County, GA, tax parcel number 10104 000012, for the sum of \$1,866,757.00, 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.
- 17 Approve the extension of \$615,335.39 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Union Grove Phase II Subdivision. Commission District 1.
- Consent*
- 18 Approve the release of a \$429,745.31 Guaranty Performance/Maintenance Agreement and acceptance of streets in Lancaster Subdivision Phase II into Hall County maintenance. Commission District 1.
- Consent*
- 19 Approve the release of a \$516,275.00 Irrevocable Letter of Credit/Performance Agreement and acceptance of streets in Overlook at Marina Bay Subdivision. Commission District 2.
- Consent*
- 20 Approve the acceptance of \$86,000.00 Irrevocable Letter of Credit/Performance Agreement for stormwater management facilities and sidewalks in Overlook at Marina Bay Subdivision. Commission District 2.
- Consent*

### **Tax Assessors**

*Steve Watson, Chief Appraiser, addressed the Board.*

- 21 Approve the 2022 real property refund in the amount of \$2,131.42 for overpayment of Hall County Taxes regarding 9.95 acres of property located at 0 Gainesville Street, Flowery Branch to the Summit Lake Homeowners Association, Inc.
- Consent*

### **Treatment Services**

*Heather Herrington, Director of Treatment Services, addressed the Board.*

- 22 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2025 Accountability Court Funding Program for Family Treatment Court for staffing, technical and professional services, supplies, and training in the amount of \$280,509.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$42,076.00 is required.

*Consent*

- 23 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2025 Accountability Court Funding for the HELP Program to fund HELP staff, provide surveillance, counseling, drug testing, transportation and medication assistance in the amount of \$506,613.00, and if awarded, appoint the Grants Manager as Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$75,992.00 is required.

*Consent*

- 24 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2025 Accountability Court Funding for the DUI Treatment Court to fund staff, increase surveillance, transportation, counseling, drug testing, supplies, and training in the amount of \$119,568.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$17,935.00 is required.

*Consent*

- 25 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2025 Accountability Court Funding Program for the Drug Court for staffing, technical and professional services, supplies, and training in the amount of \$1,002,462.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$150,369.00 is required.

*Consent*

### **County Administrator**

*Mr. Propes addressed the Board and presented a 'WIN' video featuring Parks & Leisure highlighting renovations at Cool Springs Park.*

### **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 3:31 p.m.*