



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

**Call to Order**

*Chairman Higgins at 6:00 p.m.*

*Present:*

*Chairman Richard Higgins, 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, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon*

**Approve Agenda**

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

**Invocation**

1 Chairman Richard Higgins

**Pledge**

2 Commissioner Kathy Cooper

**Public Comments**

*There were no comments from the public.*

### **Presentation/s**

*David Lee of Jackson EMC addressed the Board.*

- 3 Presentation of Jackson EMC Refund Checks.

*Mr. Lee presented the Board with annual margin refund checks in the amount of \$36,470.00.*

### **Proclamation/s**

- 4 Approve the Proclamation recognizing Suramo Jo's retirement after 21 years of service to Hall County, GA.

*Commissioner Stowe presented Surama Jo with the Proclamation.*

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 5 Approve the Proclamation proclaiming April 14-20, 2024 as National Public Safety Telecommunicators Week.

*Commissioner Cooper presented Amanda Letson, Chelsea Jaiman, Laney Poage, Kelsey McGahagin, Desiree Danielson, Melissa Wilson, Sandra Johnson and Nick Shirley with the Proclamation.*

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 6 Approve the Proclamation recognizing Saturday, April 13, 2024 as Master Gardener Appreciation Day.

*Commissioner Powell presented Garrett Hibbs, Carol Sowers, Mindy Wade, Rachael Brown, Karin Hicks, Bobbette Holloway, Kay Beaver, Lindsey Riley, Regina Reid, Ginny Spain Thomas, Kathy Lovett, Lee Lovett, Stormy Costas, Vic Flock, Melissa Dunlap, Don Linke, Beverly Gilbert and Beverly Brinson with the Proclamation.*

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 7 Approve the Proclamation recognizing Robert Watterson's retirement after 24 years of service to Hall County, GA.

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 8 Approve the Joint Proclamation with the City of Gainesville recognizing April 2024 as Sexually Transmitted Infections (STI) Awareness Month.

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 9 Approve the ratification of the Proclamation recognizing Wednesday, April 10, 2024 as G. C. Crow Day.

*Commissioner Cooper presented Trudy Crow, Trinity (last name unknown) and Glennon Crow with the Proclamation.*

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

### **Consent Agenda**

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 10 Approve the April 8, 2024 Work Session minutes.
- 11 Approve the March 28, 2024 Voting Meeting minutes.
- 12 Approve the March 28, 2024 Executive Session minutes.
- 13 Approve the March 28, 2024 Meeting minutes.
- 14 Approve the award of IFB #035-44 Evaluate & Repair/Replace Constant Volume Power Induction Unit (PIU) Boxes at the Hall County Courthouse for Facilities Management to JR Hobbs Co-Atlanta, LLC of Lawrenceville, GA, in the amount of \$251,720.00.
- 15 Approve the Research Services Agreement for evaluation of the Reentry Accountability Courts Transition (REACT) Program to determine recidivism rates of participants for the Correctional Institution to Applied Research Services, Inc., in the amount of \$50,000.00.

- 16 Approve the annual contract renewal for Fleet Maintenance and Repair Services for Fire Rescue Vehicles and Apparatus Equipment for Fire Rescue to Ten-8 Fire & Safety LLC, of Bradenton, FL; and approval and authorization for the Chairman to renew the lease agreement with Ten-8 Fire & Safety LLC for the leasing of one (1) maintenance bay located at 2801 Allen Creek Road, subject to review and approval by County Attorney. The estimated annual cost is \$951,777.00.
- 17 Approve the application, award, and twelve (12) month Memorandum of Understanding with Evidence Based Associates, LLC and any further supplemental funding of the Criminal Justice Coordinating Council's (CJCC) FY 2025 Juvenile Justice Incentive Grant for Hall County Juvenile Court for \$640,259.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.
- 18 Approval and authorization for the Chairman to execute a request to install a traffic signal on Cornelia Hwy (SR 365) at Whitehall Road/Kubota Way. Commission District 3.
- 19 Approve the single source purchase of Construction Administration and Quality Assurance Services for the Candler Road Landfill Cell 3 Construction for Public Works & Utilities from Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of \$645,000.00.
- 20 Approve the award of Task Order #2024-024 under RFQ/P #43-002 Demand Services for On-Call Electrical Contractors for Law Enforcement Center Generator Reconfiguration for the Sheriff's Office to Capital City Electrical Services, LLC of Norcross, GA, in the amount of \$284,500.00.

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

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

- 21 Public Hearing on the Malt Beverage and Wine Package License for Chevron Food Mart located at 2415 Old Cornelia Hwy, Gainesville, GA 30507. Ownership is Chevron 2415, Inc. Managing Agent is Mahreen Ali and Registered Agent is Robin Taylor. 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 Stowe/Commissioner Powell — approve with the three (3) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. No previous owner or operator of the business shall have any interest in the store, its corporate owner, its management, or its operation, and no previous owner shall work in the business in any capacity.*
- 2. No gaming or gambling machines of any nature other than the Georgia lottery shall be located anywhere in the facility.*
- 3. During the first year after the license is granted the Applicant shall report to the Hall County Business License Director every four months to discuss whether the business or its employees have been cited, accused, or otherwise held responsible for any violation of state, federal, or local laws in the operation of the business, and at that time the Applicant must report any such violations to the Business License Director, who will in turn report them to the Board of Commissioners for consideration of license revocation.*

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

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

- 22    **2696 Cleveland Highway | Use Subject to County Commission Approval**  
| on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058  
**| Proposed Use: Used automobile sales and repair | Commission District 3 | Ramon Carrillo Jr, applicant**

*Mr. Lawhon introduced the item. Ms. Garmon discussed the item.*

*Commissioner Powell/Commissioner Stowe — approve withdrawal of item 22 —  
Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 23 **4305 Winder Highway | Use Subject to County Commission Approval |**  
on a 0.35± acre tract located on the east side of Winder Highway, at its  
intersection with Strickland Road | Zoned H-B (GCOD); Tax Parcel  
15037B000036B | **Proposed Use: Automobile repair and maintenance |**  
Commission District 1 | **Bradley Cohron, applicant**

*Mr. Lawhon introduced items 23 and 24, which were heard together. Ms.  
Garmon discussed the items.*

*Commissioner Cooper/Commissioner Powell — approve withdrawal of items 23  
and 24 — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 24 **4305 Winder Highway | Variance | 17.420.050.** Non-residential property  
development standards | on a 0.35± acre tract located on the east side of  
Winder Highway, at its intersection with Strickland Road | Zoned H-B (GCOD);  
Tax Parcel 15037B000036B | **Proposed Use: Automobile repair and  
maintenance |** Commission District 1 | **Bradley Cohron, applicant**

*See item 23 regarding motion for approval of withdrawal.*

- 25 **2455 Floyd Road | Rezone |** from Residential II (R-II) to Planned Residential  
Development (PRD) on a 5.74± acre tract located on the north side of Floyd  
Road, approximately 300 feet from its intersection with Barnes Drive | Zoned R-  
II, Tax Parcel 15022 000037 | **Proposed Use: 44-unit townhome  
development |** Commission District 4 | **Jason Dye, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Justin Crighton, 330 Oneida Street, Athens*
- *Amy Anderson, 3922 Fieldstone Drive, Gainesville*
- *Josh Bagwell, 2041 Memorial Park Drive, Gainesville*

*Commissioner Stowe/Commissioner Powell — approve with the twelve (12) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

1. *The property shall be developed in accordance with the site plan submitted on February 9, 2024, and as described in the project narrative submitted on October 19, 2023, and addendum dated February 9, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be limited to 38 units. Townhome buildings shall be limited to a maximum of two units per building.*
3. *All residences and services within the development shall connect to the public sidewalk along Floyd Road by internal sidewalks no less than five (5) feet in width.*
4. *The minimum heated floor area (HFA) of each townhome unit shall be 993 square feet and each duplex unit shall be 870 square feet.*
5. *Final review and approval of building elevations is subject to the Planning and Zoning Administrator, or their designee.*
6. *The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.*
7. *All parking areas shall be accessed via internal drives and roads only. No parking shall be accessed directly from Floyd Road.*
8. *All signs shall comply with the underlying sign code requirements listed in 17.270 sign standards. All signage must be permitted.*
9. *All amenities depicted in the site plan submitted on February 9, 2024, are to be constructed within the development. The children's playground and covered shelter shall be constructed within the proposed playground area before 50% of the certificates of occupancy are issued for the entire development.*
10. *All conditions of zoning shall be made part of any plats created for the subdivision.*
11. *No variances to Planned Residential Development (17.180.060) standards*



are granted other than those approved herein.  
12. The project shall be built in a single phase.

### **County Administrator**

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

- *The next Board of Commissioners Meeting will be held on Tuesday, April 23, 2024 at 6:00 p.m.*
- *Thanked Wes Geddings and Brian Stewart for their service to Hall County and wished them well on their future endeavors.*

### **Commission Time**

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

- *Melissa Dunlap, Brenau University*
- *Cree Aiken, Johnson High School*

*Commissioner Jeff Stowe, District 4, thanked Wes Geddings and Brian Stewart for their service to Hall County and wished them well on their future endeavors.*

### **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 6:41 p.m. — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*