



**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, June 27, 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 Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Powell/Commissioner Stowe — approve with an amendment to add an item 39 regarding a resolution to accept certain property from GDOT, declaring property unserviceable and approving the transfer of the unserviceable real property — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Consent Agenda

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

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — recused

Motion passed.

- 3 Approve the June 24, 2024 Work Session minutes.
- 4 Approve the June 13, 2024 Voting Meeting minutes.
- 5 Approve the Intergovernmental Agreement with the Hall County School District concerning cooperative use, maintenance and payment of utilities for joint public facilities.
- 6 Approve the Intergovernmental Agreement with the cities of Flowery Branch, Gainesville and Oakwood for maintenance and improvements to the Highlands to Islands Multi-Use Trail System.
- 7 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) to six (6) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$61,157.10.
- 8 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$79,468.11.
- 9 Approve the award of IFB #023-45 Fire Sprinkler Maintenance Annual Contract for Building Maintenance to ProTech Fire, Inc. of Gainesville, GA. The estimated annual cost is \$122,000.00.
- 10 Approve the award of IFB #013-45 Propane Fuel Delivery Annual Contract for various County departments to Blossman Gas, Inc. of Oakwood, GA. The estimated annual cost is \$51,000.00.
- 11 Approve the award of RFP #44-031 Demand Services for Tool and Heavy Equipment Rentals for various County departments to M & R Rental of Gainesville, GA, United Rentals (North America), Inc. of Gainesville, GA, National Equipment Dealers, LLC of Dallas, GA and Sunbelt Rentals, Inc. of Fort Mill, SC. The estimated annual cost is \$55,000.00.
- 12 Approve the award of IFB #018-45 Replace Roof on Fire Station #6 for Fire Rescue to Colony Roofers, LLC of Atlanta, GA, in the amount of \$58,692.40.
- 13 Approve the renewal of the annual contract and addendum #001 for Hall County Pharmacy Management Services to On-Site Rx, Inc. of Gainesville, GA. The estimated annual cost is \$560,746.00.

- 14 Approve the FY 2025 annual contract renewal for property and casualty insurance brokers (Gallagher Bassett Services, Inc. and Arthur J. Gallagher Company), insurance program coverages, fees, and third party administrator (TPA) services in the amount of \$1,812,139.00; and authorize the Chairman to execute all related documents.
- 15 Approve the renewal of the FY 2025 Memorandum of Understanding with the University of Georgia (UGA) Extension for Cooperative Extension Services and Personnel; authorize the Chairman to execute all related documents, subject to the review and approval by the County Attorney.
- 16 Approve the Employment Agreement for the Director of Financial Services.
- 17 Approve the Employment Agreement for the Director of Development Services.
- 18 Approve the Employment Agreement for the Director of Planning and Zoning.
- 19 Approve the Employment Agreement for the Director of Central Services.
- 20 Approve the award of RFQ/P #45-004 Demand Services for On-Call Minor Resurfacing, Paving, and Sealcoating for Public Works & Utilities to Advanced Paving & Sealcoating Inc. of Gainesville, GA, Allied Paving Contractors, Inc. of Pendergrass, GA, Magnum Paving of Villa Rica, GA and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is \$170,000.00.
- 21 Approve the renewal of the annual contract for RFQ/P #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Strickland & Sons Pipeline, Inc. of Gainesville, GA, Allied Paving Contractors, Inc. of Pendergrass, GA, Multiplex LLC of Duluth, GA and Simpson Trucking & Grading, Inc. of Gainesville, GA. The estimated annual cost is \$3,000,000.00.
- 22 Approve the renewal of the annual contract for RFQ/P #42-002 Demand Services for Resurfacing, Paving, & Full Depth Reclamation for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA and Pittman Construction Company of Conyers, GA. The estimated annual cost is \$14,800,000.00.
- 23 Approved the 2023 personal property refund in the amount of \$1,449.61 for overpayment of Hall County taxes regarding account #343062 in the name of Bradley Rennick.
- 24 Approve the 2021, 2022 and 2023 real property refund in the amount of \$1,767.00 for overpayment of taxes regarding property located at 1296 Sims Street, Gainesville, GA to 3U Ventures LLC.
- 25 Approve the 2022 personal property refund in the amount of \$1,777.57 for overpayment of Hall County taxes regarding account #311089 in the name of Elringklinger Engineered Plastics North America, Inc.
- 26 Approve the 2022 and 2023 personal property refund in the amount of \$21,117.41 for overpayment of Hall County taxes regarding account #339119 in the name of Supermercado Talpa #11.
- 27 Approve the 2023 personal property refund in the amount of \$128,552.92 for overpayment of Hall County taxes regarding property located at 2125 Candler Road, Gainesville, GA to Cottrell Properties LP.

- 28 Approve the renewal of the annual contract for RFP #42-007 Reappraisal & Equalization Assistance for Certain Real Property for the Tax Assessor's Office to GMASS, Inc. of Norwood, GA. The estimated annual cost is \$500,000.00.
- 29 Approve the ratification of the application for the Criminal Justice Coordinating Council (CJCC) FY 2023 Accountability Court Housing Grant for Treatment Services to provide transitional and emergency housing assistance for participants in the amount of \$99,320.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related award documents. A 25% in-kind match is required.

Other Business - Financial Services

Taylor Samples, Interim Director of Financial Services, addressed the Board.

Mr. Samples discussed the following information regarding the proposed FY 2025 Budget:

- *Operating and Capital Funds:*
 - o *Operating Funds - \$314,278,493*
 - o *Capital Funds - \$88,933,118*
 - o *Total Countywide Budget - \$403,211,611*
- *FY 2025 Proposed Millage Rates:*
 - o *General Fund - 3.234 mills*
 - o *Fire Services Unincorporated - 2.400 mills*
 - o *Fire Services Incorporated - 3.880 mills*
 - o *Emergency Services - 0.571 mills*
 - o *Development Services - 1.180 mills*
 - o *Parks & Leisure Services - 0.437 mills*
 - o *Total Unincorporated Millage Rate - 7.822 mills, which includes a full rollback*

- 30 Approve the Fiscal Year 2025 Budget Resolutions: (1) Fiscal Year 2025 Budget Resolution, (2) Victim Witness Program, and (3) Community Service Center Fund Balance Resolution.

Commissioner Stowe/Commissioner Powell — approve items 30, 31 & 32 — unanimous

- 31 Approve the Tax Levy Resolution setting the millage rates for 2024.

Commissioner Stowe/Commissioner Powell — approve items 30, 31 & 32 — unanimous

- 32 Approve the Fiscal Year 2024 Budget Adjustment Resolution.

Commissioner Stowe/Commissioner Powell — approve items 30, 31 & 32 — unanimous

Other Business - Planning and Development

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

- 33 Public Hearing to adopt Hall County's updated short-term work program and capital improvement element.

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

There were no comments from the public.

Commissioner Powell/Commissioner Cooper — approve — unanimous

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

- 34 **4549 Clarks Bridge Road | Use Subject to County Commission Approval**
| on a 11.68± acre tract located on the west side of Clarks Bridge Road (GA-284), approximately 90 feet from North Browning Bridge Road | Zoned AR-IV; Tax Parcel 12071 000052 | **Proposed Use: Equestrian center with variances from the standards** | Commission District 3 | **Marie Allen, applicant**

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

The following people addressed the Board:

Favor:

- *Marie Allen, 4549 Clarks Bridge Road, Gainesville*

Commissioner Poole/Commissioner Powell — approve with the four (4) conditions listed below — unanimous

Conditions:

- 1. The equestrian center is approved as depicted on the site plan submitted on April 9, 2024 and as described in the project narrative submitted on March 26, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Further development of the property beyond the features indicated on the site plan is allowed provided any improvements comply with all county standards and ordinances, supplemental regulations, and all other requirements as established by the Official Code of Hall County enforced at the time of development. It shall be the responsibility of the property owner to determine if permits are required for any future improvements.*
- 3. The property owner shall be responsible for bringing any existing structures into compliance with Hall County regulations prior to the issuance of a occupancy permit.*
- 4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

4151 Nopone Road | Rezone | from Agricultural Residential IV (AR-IV) & Suburban Shopping (S-S) to Planned Industrial Development (PID) | on a 14.06± acre tract located on the north side of Nopone Road, approximately 623 feet from its intersection with Cleveland Highway (GA-11) | Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.) | **Proposed Use: Self-storage facility** | Commission District 3 | **John Hemphill c/o Cloudwalker Investments, 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:

- *John Hemphill, 3382 Small Woods Lane, Gainesville*

Commissioner Poole/Commissioner Stowe — approve with the nine (9) conditions listed below — unanimous

Conditions:

- 1. The property shall be developed in accordance with the site plan dated April 4, 2024, and as described in the project narrative submitted on April 5, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval unless noted below.*
- 2. The total square footage of the storage facility buildings shall not exceed 175,000 square feet.*
- 3. All access off Nopone Road shall be approved and permitted by Hall County Traffic Engineer, as required.*
- 4. All conditions of zoning shall be made part of any plats or construction plans created for the property.*
- 5. Normal office hours shall be 8:00 am to 6:00 pm. Access via a secure keypad for customers shall be limited to 5:00 am to 11:00 pm daily.*
- 6. The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.*
- 7. A 30' landscaped buffer shall be planted. A 6' opaque fence shall be installed along the eastern boundary adjoining North Hall Park and Community Center in combination with the required buffer. That 6' opaque fence shall start where the 200 foot length of wrought iron fence ends.*
- 8. All roof panels shall be standing seam. Where all metal siding is allowed, all colors will be approved by the Planning Director or their designee. Buildings A and B will be required to be full masonry on the east, west and facing Nopone Road, the ends of Buildings C and D shall be full masonry product, and facing Nopone Road, and the rear elevation of Building H shall be full masonry product.*
- 9. The remnant parcel shall be combined with the adjacent parcel to prevent the property from being landlocked.*

36 **5079 Old Winder Highway | Rezone |** from Residential I (R-I) to Planned Residential Development (PRD) | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned R-I; Tax Parcel 15038 000059 | **Proposed Use: 105-unit townhome development** | Commission District 1 | **Steven P. Gilliam, applicant**

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

Commissioner Cooper/Commissioner Powell — approve tabling item 36 until the July 11, 2024 Voting Meeting — unanimous

Commissioner Poole exited the meeting.

37 **5052 Cagle Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) within the Gateway Corridors Overlay District (GCOD) | on a 20.98± acre tract located on the south side of Cagle Road, at its intersection with Lula Road (GA-52) | Zoned AR-IV; Tax Parcel 09084 000003 | **Proposed Use: Industrial development** | Commission District 3 | **Gregg Poole, applicant**

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

The following people addressed the Board:

Favor:

- *Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville*

Commissioner Powell/Commissioner Stowe — approve with the fourteen (14) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — recused

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan received on May 17, 2024, and as described in the project narrative received on May 17, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420).*
- 3. Permitted uses shall be limited to business service establishment, office, office/warehouse, boat and RV storage, and self-storage as described in the project narrative submitted on May 17, 2024. Any lot utilized for boat*

- storage, RV storage, and/or self-storage shall have hours of access limited to 5:00 am to 11:00 pm daily.*
- 4. Access to the property shall be located on Lula Highway (SR 52) only. There shall be no access to the property from Cagle Road.*
 - 5. All roadways within the development shall meet Hall County standards and be developed for public use.*
 - 6. The developer shall be responsible for all costs associated with the installation of a fire hydrant if required by the Fire Marshal.*
 - 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."*
 - 8. All conditions of zoning shall be made part of any plat(s) created for the property.*
 - 9. The development shall be served by onsite septic or Hall County sewer.*
 - 10. All outside storage shall be screened by an opaque 6 foot high fence.*
 - 11. The southern boundary of the subject property shall have a 50 foot vegetated buffer in accordance with section 17.260 and approved by the Assistant Director of Planning and Development.*
 - 12. All lighting shall be downward directed and non-spill.*
 - 13. Total building square footage shall not exceed 143,000 square feet.*
 - 14. The following uses which are allowed by right in the Light Industrial (I-I) District shall be prohibited:*
 - a. Any retail or service establishment*
 - b. Automobile repair garages*
 - c. Bus stations*
 - d. Drive-in theater*
 - e. Hotels, motels or tourist courts*
 - f. Junk yards*
 - g. Service stations*
 - h. Truck terminals*
 - i. Family day care home*
 - j. Group day care home*
 - k. Adult establishments*
 - l. Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations to the list of occupations licensed by the Board of Commissioners in the Light Industrial District (I-I).*
 - 15. There shall be a 4 to 6 foot berm with a 6 foot high opaque fence installed within the 50 foot vegetative buffer along the southside of the property.*

Commissioner Poole re-entered the meeting.

38 **4610 & 4616 Winder Highway | Amend Conditions |** of a Planned Residential Development (PRD) on a combined 31.64± acre tract located on the south side of Winder Highway (GA-53); at its intersection with Plantation Drive | Zoned PRD; Tax Parcels 15037A000070 & 15037A000001 | **Proposed Use: 88-unit townhome development | Commission District 1 | Georgia South Development, 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:

- *Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville*

Opposition:

- *Terrell Strickland, 4606 Winder Highway, Flowery Branch*
- *Ryan Smith, 3926 Ellison Farm Road, Braselton*
- *Russell Dye, 3138 Marthasville Court, Gainesville*

Commissioner Cooper/Commissioner Powell — approve with conditions — Vote: 2 to 3

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — nay

Commissioner Poole — nay

Commissioner Stowe — nay

Motion failed.

Other Business - County Attorney

Mr. Linkous addressed the Board.

39 Approval and authorization for the Chairman to execute a resolution accepting certain real property along State Route 53 from the Georgia Department of Transportation (GDOT), declaring certain real property unserviceable, an approving the transfer of said unserviceable real property to Lanier Christian Academy, Inc.; and authorization for the Chairman to execute any and all documents necessary to effectuate these transactions, subject to review and approval by the County Attorney.

Mr. Linkous discussed the item.

Commissioner Stowe/Commissioner Powell — approve — unanimous

County Administrator

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

- *Hall County Offices will be closed on Thursday, July 4, 2024 in observance of the Independence Day holiday. Offices will be open on Friday, July 5, 2024.*
- *Thanked the Board of Commissioners for their leadership in the budget process.*
- *Thanked Finance Director Taylor Samples, the Budget Committee, Department Directors and staff for their work on the budget.*

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Stowe/Commissioner Powell — adjourn at 7:03 p.m. — unanimous