



**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, July 25, 2024 - 06:00 PM**

Call to Order

Vice Chairman Poole at 6:18 p.m.

Present:

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 — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Vice Chairman Gregg Poole

Pledge

2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation recognizing July 2024 as Parks and Recreation Month.

Commissioner Stowe presented Community Services and Parks Director Brent Holloway, Elsa Alvarez, Cindy Langman, Daphne Hicks, Christine Cave, Derrick Beeson and Holly Mims with the Proclamation.

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

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

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

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 4 Approve the July 22, 2024 Work Session minutes.

- 5 Approve the July 11, 2024 Voting Meeting minutes.

- 6 Approve the July 11, 2024 Executive Session minutes.

- 7 Approve the July 11, 2024 Meeting minutes.

- 8 Approve the Intergovernmental Agreement with the Georgia Department of Corrections with regard to the state inmate subsidy at the Correctional Institution.

- 9 Approval and authorization for the Chairman or Vice Chairman to execute a resolution ratifying and approving all actions taken in preparation for the Call of the Transportation Special Purpose Local Option Sales and Use Tax (TSPLOST) Referendum for November 5, 2024; authorization for the Chairman or Vice Chairman to execute any and all documents necessary to effectuate the resolution, subject to review and approval by the County Attorney.
- 10 Approve the ratification of the application and award of the 2023 Emergency Management Performance Grant (EMPG) for the Hall County Emergency Management Agency in the amount of \$50,000.00 and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman or Vice Chairman to execute all related award documents. An in-kind match of \$50,000.00 will be required.
- 11 Approval and authorization for the Chairman or Vice Chairman to execute any and all documents necessary to declare as surplus and unserviceable, and donate a 2002 HME 1871S Fire Pumper bearing VIN Number 44KFT42822WZ20055 to the Interactive Neighborhood for Kids, Inc. (INK) of Gainesville, GA, subject to review and approval by the County Attorney.
- 12 Approve the adoption of the Tax Levy Resolution for the Hall County School District for FY 2025.
- 13 Approve the Employment Agreement for the Assistant Director of Public Works & Utilities.
- 14 Approve the award of RFQ/P #45-002 Medical, Dental, & PBM Claims Administration for health benefits to Healthgram Health Insurance of Charlotte, NC, Delta Dental of Chicago, IL, Veracity Rx of Kennesaw, GA, and ProCare Rx of Gainesville, GA; authorization for the Chairman or Vice Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is \$921,627.00.
- 15 Approve the award of RFQ/P #45-003 Medical Clinic Management for on-site medical clinic management services to Marathon Health, LLC of Indianapolis, IN. The estimated annual cost is \$1,779,016.00.
- 16 Approve the resolution to adopt, restate, and amend Hall County Retirement Benefits; authorization for Chairman or Vice Chairman to execute all related documents, subject to review and approval by the County Attorney.
- 17 Approve the resolution regarding the compensation of the Hall County Planning Commission, subject to review and approval by the County Attorney.
- 18 Approve the resolution regarding the compensation of the Hall County Board of Tax Assessors, subject to review and approval by the County Attorney.
- 19 Approve the award of ITB #019-45 White Sulphur Road Realignment for Public Works & Utilities to E.R. Snell Contractor, Inc. of Snellville, GA, in the amount of \$6,957,052.86, of which \$2,000,000.00 is EDA funded via a reimbursement EDA grant, No. 04-01-07651, contingent upon EDA concurring with the July 11th, 2024 Bid Opening.
- 20 Approve the Utility Relocation Agreement between Hall County and Georgia Power Company regarding the relocation of utility poles on Cagle Road, subject to review and approval by the County Attorney. The estimated cost is \$275,034.00.

- 21 Approve the award of IFB #027-45 Sheriff Uniform Supply Annual Contract for Sheriff's Office to Strongpoint, LLC of Gainesville GA, Uniforms Unlimited of Athens, GA, Public Safety Uniform & Supply of GA of Bogart, GA, and Dana Safety Supply, Inc. of Sugar Hill, GA. The estimated annual cost is \$205,000.00.

Other Business -

- 22 Approve the award of RFQ/P #45-005 State Route 13/Atlanta Highway Corridor Study for Gainesville-Hall Metropolitan Planning Organization (GHMPO) to Keck & Wood, Inc. of Duluth, GA, in the amount of \$175,500.00.

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

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Beth Garmon, Director of Planning and Zoning, addressed the Board.

- 23 **448 West Highland Drive | Use Subject to County Commission Approval**
| 17.160.040 Food processing involving animals | on a 2.57± acre tract located
at the terminus of West Highland Drive | Zoned I-I, Tax Parcel 00128 002009G |
Proposed Use: Food processing involving animal by-products
| Commission District 4 | **Jose Luis Bauza Faria, applicant**

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

The following people addressed the Board:

Favor:

- *Juan Velasquez, 2420 Old Flowery Branch Road, Gainesville*

Commissioner Stowe/Commissioner Powell — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated January 8, 2023 and as described in the project narrative dated January 9, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
- 3. All conditions of zoning shall be made part of any plats created for the property.*

24

1560 Pine Valley Road | Rezone | from Planned Residential Development (PRD) to Planned Industrial Development (PID) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.) | **Proposed Use: Self-storage warehouse |** Commission District 3 | **Shadow Stone Partners, 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:

- *Erin Moore, 3120 Frontage Road, Gainesville*

Opposition:

- *Marion Meeks, 1239 Lakestone Court, Gainesville*
- *Connie Murphy, 1239 Lakestone Court, Gainesville*

Commissioner Stowe/Commissioner Powell — approve with the eleven (11) conditions listed below — Vote: 3 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — abstain

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated July 18, 2024, and as described in the project narrative submitted on April 22, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The facility shall be limited to 72,000 square feet total and to three stories, including the basement.*
- 3. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 4. All conditions of zoning shall be made a part of any plats or construction plans created for the development.*
- 5. The facility shall be designed in accordance with the submitted renderings dated June 6, 2024. 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 building. Vinyl or metal siding is prohibited. Final design shall be approved by the Director of Planning and Zoning.*
- 6. The 10 foot frontage strip shall be landscaped with evergreen shrubs or trees, to be no less than 6 feet in height at time of planting. Species and planting design must be approved by the Director of Planning and Zoning prior to the issuance of any permits. All other fencing shall be black vinyl-coated chain link.*
- 7. Normal office hours shall be 8:00am to 6:00pm. Access via a secure keypad for customers shall be limited to 5:00am to 11:00pm daily.*
- 8. There shall be a 30 foot buffer along the boundary adjacent to parcel 09124 000042B. Where necessary, the undisturbed buffer may require additional plantings to achieve a continuous screen. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.*
- 9. All trash collection shall be limited to the hours of 8:00am to 6:00pm.*
- 10. The applicant will work with the Holly Springs HOA for the plantings on their*

- property as shown on the July 18, 2024 site plan and is acceptable to the Holly Springs property owners.*
11. *There shall be no outdoor storage allowed.*

County Administrator

Mr. Propes did not have any items to report.

Commission Time

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

- *Eric Jackson (State Farm)*

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:50 p.m. — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.