



**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, August 08, 2024 - 06:00 PM**

Call to Order

Vice Chairman Poole at 6:00 p.m.

Present:

Vice-Chairman Gregg Poole and Commissioners Kathy Cooper, Billy Powell and Jeff Stowe

Also present were Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, 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 — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Vice Chairman Gregg Poole

Pledge

2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation proclaiming August 22, 2024 as President David L. Barnett Day.

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 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.

- 4 Approve the August 5, 2024 Work Session minutes.

- 5 Approve the July 25, 2024 Voting Meeting minutes.

- 6 Approve the July 25, 2024 Executive Session minutes.

- 7 Approve the July 25, 2024 Meeting minutes.

- 8 Approve the resolution regarding two (2) memorandum of understanding agreements related to the Gateway Industrial Centre, subject to review and approval by the County Attorney.

- 9 Approve the nominations of Jenny Floyd, Denise Deal and Shelly Echols to the Hospital Authority for a term from 10/1/2024 to 9/30/2027. Commission District 3.

- 10 Approve the nominations of Ben Hawkins, Lee Rogers and John Geyer to the Hospital Authority for a term from 10/1/2024 to 9/30/2027. Commission District 4.
- 11 Approve the agreement with Bates, Carter and Company, LLP for Financial Services for the FY 2024 annual audit services and authorize the Chairman or Vice Chairman to execute all necessary documents. The estimated cost is \$139,500.00.
- 12 Approve the multi-year lease agreement for five (5) in-vehicle Axon Respond Dash Cameras for Fire Rescue from Axon Enterprises, Inc. of Scottsdale, AZ, in the amount of \$71,373.00.
- 13 Approve the preventative maintenance agreement for ambulance stretchers for Fire Rescue to Stryker Medical of Chicago, IL. The estimated annual cost is \$54,540.80.
- 14 Approve the sole source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is \$70,000.00.
- 15 Approve the resolution amending the Hall County Employee Handbook, subject to review and approval by the County Attorney.
- 16 Approve the resolution amending the retiree health coverage policy and procedures for Other Post Employment Benefits (OPEB), subject to review and approval by the County Attorney.
- 17 Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$2,100.00) for approximately 35 tons of trash to be collected during the Shore Sweep event scheduled for September 21, 2024.
- 18 Approve the Change Order #7 of RFP #31-014 Design Services for Spout Springs Road Widening to include completion of the Georgia Department of Transportation's (GDOT) Preliminary Field Plan Review (PFPR) process for the Spout Springs Road Widening Phase II, Final Design and Engineering to STV Incorporated of Duluth, GA, in the amount of \$241,957.34.
- 19 Approval and authorization for the Chairman or Vice Chairman to execute a Gas Utility Easement between Hall County and Liberty Utilities Corp. to construct, operate, maintain, repair, renew and rebuild under the easement area its lines for providing gas service at 1290 SE Athens Street. Commission District 4.
- 20 Approve the award of RFQ/P#43-021 Construction Manager at Risk for Hall County Health Department Campus Renovations - Guaranteed Maximum Price Package #2 for Public Works & Utilities to Hogan Construction Group, LLC of Peachtree Corners, GA, in the amount of \$6,359,283.00.
- 21 Approve the purchase of thirty (30) vehicles for the Sheriff's Office:
 - a. Twenty-four (24) 2024 Ford Police Interceptors from Brannen Motor Company of Unadilla, GA, in the amount of \$1,104,000.00.
 - b. Six (6) 2023 Dodge Charger Police Vehicles from Jacky Jones Chrysler Dodge Jeep Ram of Cleveland, GA, in the amount of \$210,996.00.

- 22 Approve the 2023 personal property refund in the amount of \$115,693.57 for overpayment of Hall County taxes regarding property located at 2125 Candler Road, Gainesville, GA to Cottrell Properties LP.
- 23 Approve the 2022 and 2023 personal property refund in the amount of \$22,198.58 for overpayment of Hall County taxes regarding account #339119 in the name of Supermercado Talpa #11.

Other Business - Appointments for Consideration

- 24 Hospital Authority Nominations (3) for a term from 10/1/2024 to 9/30/2027. Commission District 2.

Commissioner Powell/Commissioner Stowe — nominations of Preston Bowen, Pat Powell and Jimmy Faulkner — 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.

- 25 **5608 Azelia Drive | Rezone** | from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester** | **DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.

Mr. Lawhon introduced items 25 and 26, which were heard together. Ms. Garmon discussed the items.

Commissioner Powell/Commissioner Stowe — approve remove item 25 from the table — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 25 and 26:

Favor:

- *Bradley Dunkel, 425 Oak Street, Gainesville*

Opposition:

- *Wes Robinson, 200 E. E. Butler Parkway, Gainesville*
- *Al Hammermiller, 5694 Azelia Drive, Gainesville*
- *Robert Findley, 5686 Azelia Drive, Gainesville*
- *Richard George, 5649 Azelia Drive, Gainesville*
- *David Brown, 5669 Azelia Drive, Gainesville*
- *Mike Bodri, 5641 Ridgeway Circle, Gainesville*
- *Diane Worsher, 5694 Azelia Drive, Gainesville*

Commissioner Powell/Commissioner Stowe — approve with the eleven (11) 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 August 8, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).*
3. *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."*

4. *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.*
5. *All conditions of zoning shall be made part of any plats created for the property.*
6. *Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.*
7. *There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated August 8, 2024.*
8. *Driveways for the development will be limited to three new driveways on Azelia Drive and one replacement driveway on Williamson Drive. Additional lots will require access from these shared drives with access easements. The 20' wide paved surface of Azelia Drive should be extended from Ridgeway Circle to the farthest corner of the lot accessed by the new driveway farthest west along the road. Improved roadways must meet the current AASHTO standards for a 25mph speed design and may require additional permanent and/or temporary construction easements for slopes and drainage. All costs associated with these improvements shall be the responsibility of the developer.*
9. *The developer shall dedicate 30 feet of right-of-way along the entire length of the subject property where adjacent to the existing 30 foot right-of-way of Azelia Drive to expand the road to a total 60 foot right-of-way. An emergency service vehicle turnaround shall be constructed by the developer in the right-of-way known as Deer Drive as referenced in Plat Book 881 page 214. All costs associated with these improvements shall be the responsibility of the developer.*
10. *The developer shall dedicate 15 feet of right-of-way along the entire length of the subject property where adjacent to the existing 30 foot right-of-way of Williamson Drive to expand the road to a total 45 foot right-of-way. Additional right-of-way shall be dedicated at the termination of Williamson Drive. The developer will be responsible for the construction of an emergency service vehicle turnaround with a 60 foot radius. All costs associated with these improvements shall be the responsibility of the developer.*
11. *The developer shall construct a construction entrance to prevent all construction trucks from parking on Azelia Drive.*

26

5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision |** Commission District 2 | **Rochester | DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.

Items 25 and 26 were heard together. See item 25 for public hearing details.

Commissioner Powell/Commissioner Poole — approve remove item 26 from the table — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — approve with the eleven (11) 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 August 8, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).*
- 3. 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."*
- 4. 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.*
- 5. All conditions of zoning shall be made part of any plats created for the property.*
- 6. Mass grading is prohibited; no more than three lots shall be graded at a*

- time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.*
- 7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated August 8, 2024.*
 - 8. Driveways for the development will be limited to three new driveways on Azelia Drive and one replacement driveway on Williamson Drive. Additional lots will require access from these shared drives with access easements. The 20' wide paved surface of Azelia Drive should be extended from Ridgeway Circle to the farthest corner of the lot accessed by the new driveway farthest west along the road. Improved roadways must meet the current AASHTO standards for a 25mph speed design and may require additional permanent and/or temporary construction easements for slopes and drainage. All costs associated with these improvements shall be the responsibility of the developer.*
 - 9. The developer shall dedicate 30 feet of right-of-way along the entire length of the subject property where adjacent to the existing 30 foot right-of-way of Azelia Drive to expand the road to a total 60 foot right-of-way. An emergency service vehicle turnaround shall be constructed by the developer in the right-of-way known as Deer Drive as referenced in Plat Book 881 page 214. All costs associated with these improvements shall be the responsibility of the developer.*
 - 10. The developer shall dedicate 15 feet of right-of-way along the entire length of the subject property where adjacent to the existing 30 foot right-of-way of Williamson Drive to expand the road to a total 45 foot right-of-way. Additional right-of-way shall be dedicated at the termination of Williamson Drive. The developer will be responsible for the construction of an emergency service vehicle turnaround with a 60 foot radius. All costs associated with these improvements shall be the responsibility of the developer.*
 - 11. The developer shall construct a construction entrance to prevent all construction trucks from parking on Azelia Drive.*

27 **4141 Old Cornelia Highway | Amend Conditions |** of a Planned Residential Development (PRD) on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | **Proposed Use: Drug and Alcohol Residential Treatment Facility |** Commission District 3 | **Lewis Holdings, 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:

- Bobby Bullard, 1235 Prospect Road, Lawrenceville*
- Trey Lewis, 2358 Maddox Road, Buford*

Opposition:

- Eddie Smith, 4125 Old Cornelia Highway, Gainesville*
- Frances Law, 4125 Old Cornelia Highway, Gainesville*

Commissioner Poole/Commissioner Powell — approve with the seven (7) 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 December 6, 2023 and as described in the project narrative submitted on December 11, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Metal buildings and chain link fencing are prohibited.*
- 3. Any outdoor lighting on the premises shall be of a non-spill type.*
- 4. All conditions of zoning shall be made part of any plat(s) or plans created for the property.*
- 5. The developer shall cooperate with the Fire Marshal's office, and all other appropriate departments and agencies, to obtain proper and retroactive permits for any improvements that were not previously approved.*
- 6. A 50 foot transitional buffer shall be required extending 600 feet from the eastern lot line intersecting with the right-of-way of Old Cornelia Highway and continuing north along the eastern property line.*
- 7. There shall be a landscape buffer along the boundary which borders 4125 and 4129 Old Cornelia Highway. The landscape buffer shall be a minimum of 20 feet and be planted with 6 foot minimum height evergreen trees in order to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.*

3969 Bolding Road | Rezone | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | **Proposed Use: 59-lot single-family development** | Commission District 1 | **CMWB Company, 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:

- *Cameron Grogan, 5875 Pine Brook Road, Atlanta*
- *Rae Vaughn, 4068 Talmo Road, Talmo*
- *Allen Dillinger, 4785 Sherman Allen Road, Gainesville*

Opposition:

- *Tim Couch, 4000 Bolding Road, Flowery Branch*
- *Donnie Gilleland, 4003 Bolding Road, Flowery Branch*
- *David Corder, 4148 Schubert Road, Flowery Branch*
- *Ty & Donna Elrod, 3971 Bolding Road, Flowery Branch*
- *Ronald Pugh, 3613 Pierce Drive, Flowery Branch*
- *Donnie Hall, 4040 Sloan Mill Road, Flowery Branch*

Commissioner Cooper/Commissioner Powell — approve with the twenty-one (21) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated June 6, 2024, and as described in the updated project narrative dated June 12, 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 58 single-family homes.*
3. *The minimum heated floor area (HFA) of each residence shall be 1,800 square feet.*
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 generally consistent with the submitted renderings. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.*
- 5. Front-entry garage orientation may be semi-flush with the front façade, protruding no greater than 20 feet beyond the front façade. Garage door width shall not exceed 56% of the width of the front façade of the residence.*
 - 6. All residential driveways shall measure no less than 22 feet from the back of right-of-way to the garage door.*
 - 7. The development shall be served by City of Oakwood public sewer and City of Gainesville water. If access to City of Oakwood sewer cannot be obtained, then the developer shall connect to City of Gainesville public sewer. All costs associated with connecting to public sewer shall be at the developer's cost.*
 - 8. All existing structures on proposed Tract 1 must be removed from the property prior to any residential building permits being issued.*
 - 9. The development shall be limited to a maximum of one (1) model home prior to approval and recording of the final plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to Final Plat recording. .*
 - 10. A construction trailer may be utilized during construction and shall comply with Section 17.210.020 of the Hall County Code of Ordinances.*
 - 11. The "community gathering and greenspace area" along with pedestrian access trail shall be completed prior to 50% of occupancy permits being issued. This community gathering area shall include a picnic pavilion, to be a minimum of 20 feet by 20 feet in size and the design shall be approved by the Director of Planning and Zoning or their designee.*
 - 12. All designated open space within the development shall be commonly held and maintained, and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.*
 - 13. All lots shall access internal subdivision roads only. No lot shall have direct access to Bolding Road.*
 - 14. Internal roads shall meet Hall County Code of Ordinances Chapter 16 for design. Development access at Bolding Road must meet sight distance requirements and is subject to final review and approval by the Hall County Traffic Engineer.*
 - 15. 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.*
 - 16. 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."*
17. *All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
 18. *There shall be 5 foot sidewalks on both sides of interior roads within the subdivision.*
 19. *There shall be a landscape buffer along the boundary adjacent to the right-of-way of Bolding Road, which spans the frontage between parcels 15036B000037 and 15036B000038B. The landscape buffer shall be a minimum of 20 feet and be planted with 6 foot minimum height trees in order to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.*
 20. *There shall be a 6 foot privacy fence installed along the southern boundary line of the subject property.*
 21. *The entrance to the development shall be located a minimum of 300 feet from southwest corner of the property. The entrance shall be designed with a raised median between the ingress and egress lanes of the subdivision. Development access at Bolding Road must meet sight distance requirements and is subject to final review and approval by the Hall County Traffic Engineer.*

County Administrator

Ms. Crumley did not have any items to report.

Mr. Ramsey 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:

- *Brennan Garrison (Turner, Wood & Smith Insurance)*
- *Chris Hoag (Avison Young)*
- *Kaitlyn Vann (Northeast Georgia Physicians Group)*
- *Bri Terry (Rushton)*

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 7:49 p.m. — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.