



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION 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
Monday, September 09, 2024 - 03:00 PM**

Call to Order

Chairman Higgins at 3:01 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 Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez and County Attorney William Linkous III

Development Services

Randi Doveton, Director of Development Services, addressed the Board.

- 1 Approve the award of RFQ/P #45-008 Demand Services for On-Call Contractors for Building Permit Services, Inspections, and Plan Review for Development Services to NOVA Engineering and Environmental, LLC of Kennesaw, GA, ECS Southeast, LLC of Lawrenceville, GA, and SAFEbuilt Georgia, LLC of Decatur, GA. The estimated annual cost is \$100,000.00.

Consent

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 2 Approve the purchase of seventeen (17) Getac V110 patient care reporting computers for Fire Rescue to PCN Strategies, Inc. of Washington, DC, in the amount of \$50,503.26.

Consent

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

Michael Haire, Transportation Planning Manager for Gainesville-Hall Metropolitan Planning Organization (GHMPO), addressed the Board.

- 3 Approve the application and award for the FY 2026 Georgia Department of Transportation Section 5303 Program Metropolitan Planning Grant for the Gainesville-Hall Metropolitan Planning Organization (MPO) to aid in regional transportation planning in the amount of \$145,103.75, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman or Vice Chairman to execute all related application and award documents. A 10% cash match is required.

Consent

Planning & Zoning

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

- 4 Approve the service level agreement for GIS Managed Services for Planning & Zoning to ROK Technologies, LLC of Mount Pleasant, CA, in the amount of \$100,308.00.

Consent
- 5 Public Hearing to transmit Hall County's updated Comprehensive Plan to the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs for review.
- 6 Public Hearing to transmit Hall County's Unified Development Code to the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs for review.
- 7 **5820 McEver Road | Amend Conditions of Zoning |** on a 3.57± acre tract located on the west side of McEver Road at its intersection with Lights Ferry Road | Zoned H-B, Tax Parcel 08119 000003 | **Proposed Use: Gas station and convenience store |** Commission District 2 | **Nabeel Group of Companies, Inc, applicant**
- 8 **5181 Dudley Hill Road | Rezone |** from Agricultural Residential III (AR-III) to Residential-I-Low-Density (R-I-L) | on a 47.61± acre tract located on the west side of Dudley Hill Road at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | **Proposed Use: 20-lot single-family development |** Commission District 2 | **Blum & Campbell, LLC c/o Jody Campbell, applicant**
- 9 **5181 Dudley Hill Road | Use Subject to County Commission Approval |** 17.70.040 for a subdivision | on a 47.61± acre tract located on the west side of Dudley Hill Road at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | **Proposed Use: 20-lot single-family development |** Commission District 2 | **Blum & Campbell, LLC c/o Jody Campbell, applicant**
- 10 **5181 Dudley Hill Road | Variance |** 12.40.180. to allow for a common access drive to serve more than five lots | on a 47.61± acre tract located on the west side of Dudley Hill Road at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | **Proposed Use: 20-lot single-family development |** Commission District 2 | **Blum & Campbell, LLC c/o Jody Campbell, applicant**

- 11 **4518 & 4520 Cagle Road | Rezone** | from Agricultural Residential III (AR-III) to Light Industrial (I-I) & Gateway Corridors Overlay District (GCOD) | on a 16.61± combined tract located on the west side of Cornelia Highway, approximately 870 feet from its intersection with Cagle Road | Zoned AR-IV, Tax Parcel 15007 000030 & 15007 000031 | **Proposed Use: Permitted uses in light industrial zoning district** | Commission District 3 | **Rochester | DCCM, applicant**
- 12 **4518 & 4520 Cagle Road | Use Subject to County Commission** | 17.420.050 for outdoor storage within GCOD | on a 16.61± combined tract located on the west side of Cornelia Highway, approximately 870 feet from its intersection with Cagle Road | Zoned AR-IV, Tax Parcel 15007 000030 & 15007 000031 | **Proposed Use: Outdoor storage** | Commission District 3 | **Rochester | DCCM, applicant**
- 13 **5991 Swansey Road | Amend Conditions of Zoning** | on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 | **Proposed Use: 100-lot subdivision** | Commission District 1 | **Abernathy Engineering Group, applicant**
- 14 **0 & 3454 Gillsville Highway | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 30.78± acre tract located on the south side of Gillsville Highway (GA-323), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | **Proposed Use: 20-lot residential subdivision** | Commission District 3 | **Sabina Chowdhury, applicant**

Public Works and Utilities

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

- 15 Approve the one-way street conversion on Spring Street between Highland Street and Victory Street, within the New Holland subdivision, in order to help reduce traffic volumes and improve safety as a result of the connection to the Publix Shopping along Victory Street. Commission District 4.
- Consent*
- 16 Approve the purchase of one (1) Caterpillar Skid Steer for Public Works & Utilities to Yancey Bros. Co. of Dacula, GA, in the amount of \$69,903.00.
- Consent*
- 17 Approve the purchase of one (1) Kubota Compact Track Loader for Public Works & Utilities to James Short Tractors & Equipment of Alto, GA, in the amount of \$76,265.91.
- Consent*
- 18 Approve the award of IFB #028-45 Highland Gate Subdivision Resurfacing & Drainage Improvement for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$1,079,395.00.

Consent

- 19 Approve the acceptance of a \$64,391.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in The Chateau by Highlands Subdivision. Commission District 1.

Consent

Sheriff's Office

Lieutenant John Morgan, Sheriff's Office, addressed the Board.

- 20 Approve the purchase of five (5) vehicles for the Sheriff's Office:
- a. Two (2) 2024 Chevrolet Silverado Police Pursuit Vehicles from Brannen Motor Company of Unadilla, GA, in the amount of \$106,400.00.
 - b. One (1) fully equipped 2021 Ford F-150 Police Responder, one (1) 2022 Ford Transit Connect, and one (1) 2023 Ford Transit Connect from Jacky Jones of Hayesville, NC, in the amount of \$112,611.97.

Consent

1st Lieutenant Jeff Ashley, Sheriff's Office, addressed the Board.

- 21 Approve the purchase and Memorandum of Understanding between ProntoTrak, Inc. and Hall County in regards to Ankle Bracelets Monitoring Equipment and Services for the Sheriff's Office. The estimated annual cost is \$125,000.00.

Consent

Tax Commissioner

Richard Steele, Chief Deputy Tax Commissioner, addressed the Board.

- 22 Approve the purchase of a new Property Tax Management Software module for the Tax Commissioner's Office to Tyler Technologies, Inc. of Plano, TX, in the amount of \$1,749,034.40.

Consent

Treatment Services

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

- 23 Approve the purchase of drug screen testing kits and services for Treatment Services to Microgenics Corporation of Fremont, CA. The estimated cost is \$132,770.00.

Consent

County Administrator

Mr. Propes welcomed Chairman Higgins back.

Public Comments

The following people addressed the Board:

- *Andrew Cain, 3240 Duckett Mill Road, Gainesville*

Commission Time

Commissioner Jeff Stowe, District 4, acknowledged current members of Leadership Hall. The following members addressed the Board:

- *Kellie Sellers (Smith, Gilliam, Williams & Miles)*

Adjourn

Chairman Higgins adjourned the meeting at 3:30 p.m.