



**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
Tuesday, September 10, 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 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 Poole/Commissioner Stowe — approve with an amendment to move items 31 and 32 to be follow item 25 under Public Hearings to amend Hall County's Zoning Map — unanimous

Invocation

1 Chairman Richard Higgins

Chairman Higgins asked for a moment of silence in memory of those affected by the Appalachian High School shooting.

Pledge

2 Commissioner Gregg Poole

Public Comments

There were no comments from the public.

Proclamation/s

3 Approve the proclamation recognizing September 2024 as Gynecological Cancer Awareness Month.

Commissioner Powell presented Sue Sigmon, Patti Sigmon, Rita Laundra, Kimberly Yates and Greg Rutledge with the Proclamation.

Commissioner Powell/Commissioner Stowe — approve — unanimous

Consent Agenda

Commissioner Poole/Commissioner Stowe — approve — unanimous

- 4 Approve the September 9, 2024 Work Session minutes.
- 5 Approve the September 9, 2024 Executive Session minutes.
- 6 Approve the September 9, 2024 Meeting minutes.
- 7 Approve the August 22, 2024 Voting Meeting minutes.
- 8 Approve the August 22, 2024 Executive Session minutes.
- 9 Approve the August 22, 2024 Meeting minutes.
- 10 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.
- 11 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.
- 12 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.
- 13 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.
- 14 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.
- 15 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.
- 16 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.

- 17 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.
- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 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.

Other Business - Planning and Development

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

- 23 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.

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

There were no comments from the public.

Commissioner Cooper/Commissioner Powell — approve — unanimous

- 24 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.

Items 23 and 24 were heard together. See item 23 for public hearing details.

Commissioner Poole/Commissioner Powell — approve — unanimous

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

- 25 **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**

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

Commissioner Powell/Commissioner Poole — approve tabling item 25 until the October 10, 2024 Voting Meeting — unanimous

- 31 **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**

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

Commissioner Cooper/Commissioner Poole — approve tabling item 31 until the October 24, 2024 Voting Meeting — unanimous

- 32 **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**

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

Commissioner Poole/Commissioner Powell — approve tabling item 32 until the October 24, 2024 Voting Meeting — unanimous

- 26 **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**

Mr. Lawhon introduced items 26, 27 and 28, which were heard together. Ms. Garmon discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 26, 27 and 28:

Favor:

- *Jody Campbell, 3000 Langford Road, Peachtree Corners*

Commissioner Powell/Commissioner Stowe — approve with the eight (8) conditions listed below — unanimous

Conditions:

1. *The property shall be developed in accordance with the site plan dated April 24, 2024, and as described in the project narrative dated April 19, 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 20 single-family lots in accordance with the requirements of the Residential-I-Low-Density (R-I-L, 17.70) zoning district as detailed in Area and Setback Requirements (17.240).*
3. *Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. All associated costs shall be the sole responsibility of the developer.*
4. *The completed covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning and Zoning. These documents shall include a provision that would assure maintenance of the common access driveway through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.*
5. *A stormwater management report prepared by a professional engineer shall be required.*
6. *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."*
7. *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.*
8. *All conditions of zoning shall be made part of any plats created for the property.*

27

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

Items 26, 27 and 28 were heard together. See item 26 for public hearing details.

Commissioner Powell/Commissioner Stowe — approve with the eight (8) conditions listed below — unanimous

Conditions:

1. *The property shall be developed in accordance with the site plan dated April 24, 2024, and as described in the project narrative dated April 19, 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 20 single-family lots in accordance with the requirements of the Residential-I-Low-Density (R-I-L, 17.70) zoning district as detailed in Area and Setback Requirements (17.240).*
3. *Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. All associated costs shall be the sole responsibility of the developer.*
4. *The completed covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning and Zoning. These documents shall include a provision that would assure maintenance of the common access driveway through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.*
5. *A stormwater management report prepared by a professional engineer shall be required.*
6. *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."*
7. *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.*
8. *All conditions of zoning shall be made part of any plats created for the property.*

28

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**

Items 26, 27 and 28 were heard together. See item 26 for public hearing details.

Commissioner Powell/Commissioner Poole — approve with the eight (8) conditions listed below — unanimous

Conditions:

- 1. The property shall be developed in accordance with the site plan dated April 24, 2024, and as described in the project narrative dated April 19, 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 20 single-family lots in accordance with the requirements of the Residential-I-Low-Density (R-I-L, 17.70) zoning district as detailed in Area and Setback Requirements (17.240).*
- 3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. All associated costs shall be the sole responsibility of the developer.*
- 4. The completed covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning and Zoning. These documents shall include a provision that would assure maintenance of the common access driveway through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.*
- 5. A stormwater management report prepared by a professional engineer shall be required.*
- 6. 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."*
- 7. 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.*
- 8. All conditions of zoning shall be made part of any plats created for the property.*

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**

Mr. Lawhon introduced items 29 and 30, which were heard together. Ms. Garmon discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 29 and 30:

Favor:

- *Bradley Dunckel, 425 Oak Street, Gainesville*

Commissioner Poole/Commissioner Powell — approve with the eleven (11) conditions listed below — unanimous

Conditions:

1. *The property shall be developed in accordance with the site plans dated May 3, 2024, and as described in the project narrative dated June 26, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *Phase 1 development shall be allowed within the footprint identified on the site plan dated May 3, 2024. All transportation trailers and shipping containers shall be stored in designated areas. Other storage of any other kind is not permitted.*
3. *For Phase 2 development of the parcel, all outdoor storage uses and the following uses which are designated as permitted in the Light Industrial District shall be prohibited:*
 - a. *Any retail or retail service establishments.*
 - b. *Automobile repair garages.*
 - c. *Bus stations.*
 - d. *Drive-in theaters.*
 - e. *Hotels, motels or tourist courts.*
 - f. *Junk yards.*
 - g. *Service stations.*
 - h. *Storage yards.*
 - 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).*
4. *Phase 1 development may include graded aggregate base (GAB) for parking/storage areas. All driveways located within existing rights-of-way shall be paved with asphalt or concrete to comply with Georgia Department of Transportation (GDOT) Standards.*
5. *Phase 2 driveway and parking areas shall conform to the standards set forth*

by the Gateway Corridors Overlay District (GCOD, 17.420). Existing driveway and parking areas must be paved with asphalt or concrete at the time of Phase 2 construction.

6. All other development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420), with exceptions allowing for tilt up concrete wall construction and TPO roof materials.
7. There shall be a 50 foot transitional buffer adjacent to the right-of-way of Cornelia Highway (SR 365) using the existing mature landscape and supplemented with additional planted evergreens with installation height of no less than 6 feet 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.
8. Access to the property shall be from Cornelia Highway (SR 365) and shall be approved by the Hall County Engineering Department and/or the Georgia Department of Transportation as applicable. No access to the property shall be permitted from Cagle Road. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
9. 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.
10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
11. Building elevations must be submitted to the Director of Planning and Zoning prior to applications for any building permits.

30

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**

Items 29 and 30 were heard together. See item 29 for public hearing details.

Commissioner Poole/Commissioner Powell — approve with the eleven (11) conditions listed below — unanimous

Conditions:

1. *The property shall be developed in accordance with the site plans dated May 3, 2024, and as described in the project narrative dated June 26, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *Phase 1 development shall be allowed within the footprint identified on the site plan dated May 3, 2024. All transportation trailers and shipping containers shall be stored in designated areas. Other storage of any other kind is not permitted.*
3. *For Phase 2 development of the parcel, all outdoor storage uses and the following uses which are designated as permitted in the Light Industrial*

District shall be prohibited:

- a. Any retail or retail service establishments.*
 - b. Automobile repair garages.*
 - c. Bus stations.*
 - d. Drive-in theaters.*
 - e. Hotels, motels or tourist courts.*
 - f. Junk yards.*
 - g. Service stations.*
 - h. Storage yards.*
 - 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).*
- 4. Phase 1 development may include graded aggregate base (GAB) for parking/storage areas. All driveways located within existing rights-of-way shall be paved with asphalt or concrete to comply with Georgia Department of Transportation (GDOT) Standards.*
 - 5. Phase 2 driveway and parking areas shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420). Existing driveway and parking areas must be paved with asphalt or concrete at the time of Phase 2 construction.*
 - 6. All other development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420), with exceptions allowing for tilt up concrete wall construction and TPO roof materials.*
 - 7. There shall be a 50 foot transitional buffer adjacent to the right-of-way of Cornelia Highway (SR 365) using the existing mature landscape and supplemented with additional planted evergreens with installation height of no less than 6 feet 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.*
 - 8. Access to the property shall be from Cornelia Highway (SR 365) and shall be approved by the Hall County Engineering Department and/or the Georgia Department of Transportation as applicable. No access to the property shall be permitted from Cagle Road. The developer shall be responsible for all costs associated with improvements necessary for access to the development.*
 - 9. 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.*
 - 10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
 - 11. Building elevations must be submitted to the Director of Planning and Zoning prior to applications for any building permits.*

- 31 ~~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~~

This item was moved and heard after item 25 during the adoption of the agenda.

- 32 ~~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~~

This item was moved and heard after item 25 during the adoption of the agenda.

County Administrator

Mr. Ramsey and Ms. Crumley did not have any items to report.

Commission Time

Chairman Richard Higgins asked for everyone to keep Barrow County in their prayers.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 6:44 p.m. — unanimous