



**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](http://www.hallcounty.org)  
**Tuesday, September 24, 2024 - 06:00 PM**

**Call to Order**

*Chairman Higgins at 6:00 p.m.*

*Present:*

*Chairman Richard Higgins, Commissioners Kathy Cooper, Billy Powell and Jeff Stowe*

*Also present were County Administrator Zach Propes, Assistant County Administrator 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 — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

**Invocation**

1 Chairman Richard Higgins

**Pledge**

2 Commissioner Jeff Stowe

**Public Comments**

*There were no comments from the public.*

### **Proclamation/s**

- 3 Approve the proclamation recognizing John Udzinski's retirement after 27 years of service to Hall County, Georgia.  
*Commissioner Powell presented John Udzinski with the Proclamation.*  
*Commissioner Stowe/Commissioner Powell — approve — Vote: 4 to 0*  
*Commissioner Cooper —aye*  
*Commissioner Powell — aye*  
*Chairman Higgins — aye*  
*Commissioner Poole — absent*  
*Commissioner Stowe — aye*  
*Motion passed.*
- 4 Approve the proclamation recognizing September 2024 as National Preparedness Month.  
*Commissioner Stowe presented Emergency Management Director Zach Brackett, Jessica Benton and Caleb Johnson with the Proclamation.*  
*Commissioner Stowe/Commissioner Powell — approve — Vote: 4 to 0*  
*Commissioner Cooper —aye*  
*Commissioner Powell — aye*  
*Chairman Higgins — aye*  
*Commissioner Poole — absent*  
*Commissioner Stowe — aye*  
*Motion passed.*
- 5 Approve the proclamation recognizing the General Federation of Women's Clubs (GFWC) Gainesville Phoenix Woman's Club.

*Commissioner Cooper presented Jill Bagley, Susan Miscally, Karen Snowholmes, Brenda Martin, Debbie Brown and Cindy Rinehart with the Proclamation.*

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

### **Consent Agenda**

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 6 Approve the September 23, 2024 Work Session minutes.
- 7 Approve the September 10, 2024 Voting Meeting minutes.
- 8 Approve the purchase and installation of two (2) Liebert EXM Uninterrupted Power Supply (UPS) systems and associated accessories for E-911 to SHI International Corp. of Somerset, NJ in the amount of \$232,143.14.
- 9 Approve the award of RFP/Q#45-007 Life & Disability Supplemental Health Benefits for Human Resources to Prudential Financial, Inc., of Newark, NJ; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is \$1,265,569.00.
- 10 Approval and authorization for the Chairman to execute a renewal application for the WaterFirst Program; authorization for the Chairman to execute any and all documents necessary to effectuate the program's renewal, subject to review and approval by the County Attorney.

### **Other Business - Planning and Development**

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

- 11 Public Hearing to amend Chapter 17.216 entitled "Short Term Rental" of the Official Code of Ordinances of Hall County, Georgia by deleting the current Chapter 17.216 of the Code of Ordinances in its entirety and inserting the word "Reserved" in place thereof; to amend Section 17.20.540 by deleting the current Section 17.20.540 and inserting a new Section 17.20.540 in lieu thereof; by inserting a new Chapter 5.100 entitled "Short Term Rentals" in Title 5 of the Code of Ordinances of Hall County, Georgia; and to provide for an effective date for said resolution; to repeal conflicting ordinances and resolutions; and for other purposes.

*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 Stowe — approve — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

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

- 12 **4336, 4370, & 4420 Benefield Road | Rezone** | from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development** | Commission District 1 | **Edge City Properties, Inc., applicant**

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

*Commissioner Cooper/Commissioner Stowe — approve tabling item 12 until the December 12, 2024 Voting Meeting — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 13 **4745 Cagle Mill Road | Rezone** | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) within the Gateway Corridors Overlay District (GCOD) | on a 10.59± acre tract located on the east side of Cornelia Highway (GA-365), approximately 4,970 feet from Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 00254 (pt.) | **Proposed Use: Industrial development** | Commission District 3 | **Josh Boling, applicant**

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

*Commissioner Stowe/Commissioner Powell — approve withdrawal of items 13 and 14 — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

- 14 **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone** | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 (pt.), 15019 000043 & 15019 000114 | **Proposed Use: 349-unit residential development** | Commission District 3 | **Josh Boling, applicant**

*See item 13 for motion to approve withdrawal.*

- 15 **2052 Spring Road | Reestablishment of a Nonconforming Use** | on a 0.19± acre tract located on the north side of Spring Road, approximately 237 feet from its intersection with Skelton Road | Zoned H-B, Tax Parcel 00122 002010 | **Proposed Use: Single-family residence** | Commission District 4 | **Ashley Xitlaly Ruelas, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Carla Walker, 340 Jesse Jewell Parkway, Gainesville*

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

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*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 project narrative submitted on June 11, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The Residential-II (R-II) setback standards, per section 17.240.10 shall be applicable.*
- 3. Further residential development of the property beyond the features indicated on the site plan is allowed provided all 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.*
- 4. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*

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**3475 Cook Road | Use Subject to County Commission Approval** | on a 13.91± acre tract located on the east side of Cook Road approximately 1,503 feet from its intersection with Davis Bridge Road | Zoned AR-III & VC; Tax Parcel 10068 000005C | **Proposed Use: 6-lot subdivision** | Commission District 2 | **Decatur Presbyterian Church, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Bryan Downs, 145 Vidal Boulevard, Decatur*

- *Jeff Cook, 3480 Cook Road, Gainesville*
- *Tabitha Rider, 3459 Cook Road, Gainesville*

*Commissioner Powell/Commissioner Stowe — approve with the seven (7) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. The property shall be developed in accordance with the plat dated April 29, 2005, and as described in the project narrative dated July 1, 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 six (6) single-family residential lots in accordance with the requirements of the Agricultural-Residential-III (AR-III, 17.60) and Vacation Cottage (V-C) zoning districts 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.*
- 5. All conditions of zoning shall be made part of any plats created for the property.*
- 6. The developer shall be responsible for the improvement of Cook Road along the frontage of the subject property. All improvements must meet or exceed Hall County Fire Marshal standards for ingress, egress, and emergency vehicle access. The surface material for the improved road section shall match the existing road surface of asphalt or gravel. All road improvements, including drive width, turn around and structural supporting capabilities, must be completed in accordance with Hall County Fire Marshal specifications.*
- 7. All required roadway improvements shall be completed prior to the issuance of any building permit for the proposed subdivision.*

## **County Administrator**

*Mr. Propes addressed the Board and stated the following:*

- *There is an online submittal form on the Hall County website to report potholes.*
- *Reminded those in attendance to stay weather alert this week in regards to inclement weather.*

## **Commission Time**

*Commissioner Jeff Stowe, District 4, invited everyone to the Health Department Ribbon Cutting on Wednesday, September 25, 2024 at 2:00 pm.*

## **Adjourn**

*Commissioner Powell/Commissioner Cooper — adjourn at 6:39 p.m. — Vote: 4 to 0*

*Commissioner Cooper —aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — absent*

*Commissioner Stowe — aye*

*Motion passed.*