



**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, February 10, 2025 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

Also present were County Administrator Zach Propes, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera and County Attorney William Linkous III

Administration

Sarah Crowe, Communications & Strategic Engagement Manager, addressed the Board.

- 1 Approve the renewal of the annual contract for RFP #41-011 Demand Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design, LLC of Acworth, GA. The estimated annual cost is \$100,000.00.

Consent

Mr. Propes addressed the Board.

- 2 First public hearing regarding Hall County's intent to opt out of the statewide adjusted base year ad valorem homestead exemption for Hall County otherwise granted by O.C.G.A. § 48-5-44.2(b).

Mr. Propes stated that the public hearing for this item would be held at the Thursday, February 13, 2025 Voting Meeting.

Development Services

Captain Barry Shaw, Interim Director of Development Services, addressed the Board.

- 3 Public hearing on the Malt Beverage and Wine Package License for Family Food Mart located at 3702 Browns Bridge Road, Gainesville, GA 30504. The owner of the business is Browns Bridge Store, LLC. The Managing Agent is Rene Sanchez, Jr. and the Registered Agent is David Cody. Commission District 2.

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 4 Approve the sole source purchase of MSA G1 Self-Contained Breathing Apparatus (SCBA) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$1,808,020.00.

Consent

- 5 Approve the purchase of one (1) Pierce Enforcer 107' Tractor Drawn Aerial (Tiller) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$2,169,124.00.

Consent

Planning & Zoning

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

- 6 **5552 Bogus Road | Rezone** | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development** | Commission District 3 | **Seth Barnes, applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.
- 7 **6000 Wellspring Trail | Amend Conditions of Zoning** | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001| **Proposed Use: Expansion of services** | Commission District 3 | **Seth Barnes, applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.
- 8 **0 & 4435 Ridge Road | Rezone** | from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S, Tax parcels 08154 000022 & 000017 | **Proposed Use: Mixed-use development** | Commission District 1 | **Scott Puckett, Inc., applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting. Note: Tabled at the January 23, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.
- 9 **2017 Athens Highway | Rezone** | from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | **Proposed Use: Truck terminal** | Commission District 4 | **Fast Lube Solutions, LLC c/o Kevin Herbert, applicant**

- 10 **3243 Hall Drive | Special Use |** on a 3.13± acre tract located on the west side of Hall Drive approximately 810 feet from its intersection with White Sulphur Road | Zoned AR-1; Tax Parcel 09108 000063C | **Proposed Use: Home older than seven (7) years to be brought into Hall County |** Commission District 3 | **Maria Garcia, applicant**

Public Works and Utilities

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

- 11 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to the reduction of the speed limit on Duckett Mill Road, subject to review and approval by the County Attorney.

Consent

- 12 Approval and authorization for the Chairman to execute an Intergovernmental Agreement between Hall County and the City of Buford to provide sanitary sewage collection and treatment service for Hall County Tax Parcel 08154 000016; authorization for Hall County to collect any and all sewer fees, subject to review and approval by the County Attorney. Commission District 1.

Consent

- 13 Approval and authorization for the Chairman to execute an agreement between Hall County and Cedar Grove Landfill, LLC to allow Public Works & Utilities to dispose of sludge waste material from the Spout Springs Water Reclamation Facility into the Cedar Grove Landfill in Barnesville, GA, subject to review and approval by the County Attorney. The estimated annual cost is \$50,000.00.

Consent

- 14 Approve the release of a \$320,179.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Estates at Old Friendship Subdivision. Commission District 1.

Consent

- 15 Approve the extension of a \$175,002.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Reunion Phase 9 Subdivision. Commission District 1.

Consent

Tax Assessors

Steve Watson, Chief Appraiser, addressed the Board.

- 16 Approve the 2024 real property refund in the amount of \$2,820.30 for overpayment of Hall County taxes regarding property located at 3540 Bell Lane, Gainesville, GA to David L. Anderegg, Jr.

Consent

- 17 Approve the 2023 personal property refund in the amount of \$4,605.50 for overpayment of Hall County taxes regarding account #340882 to Edward F. Atherton.

Consent

- 18 Approve the 2022, 2023 and 2024 personal property refund in the amount of \$4,822.67 for overpayment of taxes regarding property located at 4574 J M Turk Road, Flowery Branch, GA to James Troy Phillips.

Consent

County Administrator

Mr. Propes did not have any items to report.

Public Comments

There were no comments from the public.

Commission Time

Commissioner Jeff Stowe, District 4, requested that an agenda item be added to Thursday's agenda regarding the hotel and motel tax to match the City of Gainesville. There was a consensus to add this item to the agenda on Thursday, February 13, 2025.

Executive Session

Commissioner Stowe/Commissioner Powell — to go into Executive Session at 3:35 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 19 Discussion regarding land acquisition, land disposition, personnel matters, potential litigation and/or litigation. Executive Session is not open to the public. Executive Session is a lawfully closed meeting [§ 50-14-1 (a)(2)].

*Commissioner Powell/Commissioner Cooper — to adjourn the Executive Session
at 4:14 p.m. — Vote: 5 to 0*

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:14 p.m.