



**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 24, 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, Deputy Commission Clerk Ana Dominguez, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Commissioner Powell was present by phone.

Administration

Mr. Propes addressed the Board.

- 1 Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, April 10, 2025 Voting Meeting and schedule a Meeting on Tuesday, April 8, 2025 at 6:00 p.m.

Consent

- 2 Second 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. Lawhon introduced the item. Mr. Propes discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Kurt Eisen, 3270 Chestatee Road, Gainesville*
- *Teri Lynn Trotman, 7828 Keepsake Lane, Flowery Branch*
- *Melissa McCollum, 3520 Cub Circle, Gainesville*

A final public hearing on this topic will be conducted on Thursday, February 27, 2025 at 6:00 pm.

- 3 Approve the removal of the septic tank permit from the Development Services permitting workflow and require that septic tank permits be obtained from Environmental Health prior to a building permit application effective March 31, 2025.

This item will be discussed at the Thursday, February 27, 2025 Voting Meeting.

Appointments for Consideration

- 4 Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2025 to March 1, 2029. Commission Districts 1, 2, 3, & 4.

Re-appointment of Commissioner Jeff Stowe — Consent

Central Services

Kevin Ivey, Director of Central Services, addressed the Board.

- 5 Approve the award of IFB #039-45 Concrete Column Repairs at the Hall County Government Center for Central Services to Midwest Maintenance, Inc. of Piqua, OH, in the amount of \$116,409.88.

Consent

Planning & Zoning

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

- 6 **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. Note: Tabled at the February 13, 2025 Voting Meeting until the February 27, 2025 Voting Meeting.
- 7 **4212 Roy Parks Road | Rezone** | from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility** | Commission District 3 | **Clean Eagle RNG, LLC, applicant**
- 8 **5444 Oak Manor Way | Variance** | Section 8.4 to vary sidewalk standards | on a 1.46± acre tract located on the east side of Mount Vernon Road approximately 820 feet from its intersection with Ben Parks Road | Zoned R-1; Tax Parcel 11031 000005 | **Proposed Use: 22-lot single-family subdivision** | Commission District 3 | **PHD Developments LLC, applicant**

- 9 **0 & 2010 Candler Road | Rezone** | from Heavy Industrial (I-II) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 59.62± acre tract located on the west side of Candler Road, approximately 1,665 feet from its intersection with Lee Land Road | Zoned I-II (GOCD), Tax Parcels 15031A000001 & 000002 | **Proposed Use: Industrial park** | Commission District 3 | **Paden M. Dunagan, applicant**

- 10 **2811 Athens Highway | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Permitted uses in heavy industrial zoning district** | Commission District 3 | **Paden M. Dunagan, applicant**

- 11 **2811 Athens Highway | Use Subject to County Commission Approval** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Outdoor storage** | Commission District 3 | **Paden M. Dunagan, applicant**

Public Works and Utilities

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

- 12 Approve Change Order #1 under RFQ/P #43-004 Sewer System Operation Services for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL, in the amount of \$180,562.00.

Consent

- 13 Approve the single source purchase of Allen Creek Landfill permitting and planning services for Public Works & Utilities from Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of \$280,000.00.

Consent

- 14 Approve the release of \$64,391.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in The Chateau by Highlands Subdivision. Commission District 1.

Consent

- 15 Approve the release of \$86,000.00 Irrevocable Letter of Credit/Performance Agreement in Overlook at Marina Bay Subdivision. Commission District 2.

Consent

- 16 Approve the release of \$501,017.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in The Retreat at Chicopee Subdivision. Commission District 2.

Consent

- 17 Approve the extension of \$326,569.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Phase 3 Subdivision. Commission District 1.

Consent

- 18 Approve the extension of \$451,409.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Phase 1 Subdivision. Commission District 1.

Consent

- 19 Approve the extension and reduction of a Guaranty Performance / Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks from \$651,335.39 to \$281,434.00 in Union Grove Phase 2 Subdivision. Commission District 1.

Consent

Sheriff's Office

Captain Michael Mount, Sheriff's Office, addressed the Board.

- 20 Approve the purchase for twenty (20) Getac B360 laptops and related equipment for the Sheriff's Office to PCN Strategies, Inc. of Washington, DC, in the amount of \$105,602.85.

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, acknowledged current members of Leadership Hall. The following members addressed the Board:

- *Hannah Warner (Georgia Power)*
- *Manny Castro (Farm Bureau)*
- *Arely Carrillo (Jackson EMC)*

- 21 Approve the creation of a seven (7) panel advisory board related to the new courthouse project.

This item will be discussed at the Thursday, February 27, 2025 Voting Meeting.

Adjourn

Chairman Gibbs adjourned the meeting at 3:52 p.m.