



**HALL COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES**

**Gainesville Civic Center  
830 Green St. NE  
Gainesville, GA 30501**

**Monday, January 10, 2022 - 03:00 PM**

**Call to Order**

*Chairman Higgins at 3:00 p.m.*

*Present:*

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

*Also present were County Administrator Jock Connell, Assistant County Administrators Marty Nix and Zach Propes, Commission Clerk Lisa Ritchie, County Attorney Van Stephens, and Deputy County Attorney Bill Linkous*

**Administration**

*Mr. Connell addressed the Board.*

- 1 Approve the annual re-adoption of Robert's Rules of Order with an exception to allow for the Chairman to vote.

*Consent*

- 2 Approve the purchase of Furniture Fixtures and Equipment for the Hall County Government Center 4th Floor Renovation Project to Impact Office Interiors of Griffin, GA in the amount of \$344,739.23.

*Katie Crumley, Public Information Officer, addressed the Board.*

*Consent*

**Appointments for Consideration**

- 3 Appointment of the 2022 Board of Commissioners Vice-Chairman.

*Appointment of Commissioner Kathy Cooper - Consent*

- 4 Appointment of the 2022 County Attorney.

*Appointment of Van Stephens - Consent*

- 5 The Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (GHMPO) appointment to serve an unexpired term to June 30, 2024. Commission District 3. NOTE: Tabled at the December 9, 2021 Voting Meeting to the January 13, 2021 Voting Meeting.

### **Community Services and Parks**

*Mr. Linkous addressed the Board.*

- 6 Approve the extension of the County's February 11, 1998 Sub-Lease of Sunrise Cove Marina to PS Marinas 3 for an additional six years as allowed by the terms of the Sub-Lease, and approve the transfer of the February 11, 1998 Sub-Lease from PS Marinas 3, a California Limited Partnership, to Sunrise Cove SMI Westrec, L.L.C., a Delaware Limited Liability Company. Chairman to sign all documents necessary to complete the transaction subject to the approval of the County Attorney.

*Consent*

- 7 Approve the purchase of one (1) precast bathroom building for Alberta Banks Park to CXT of Spokane, WA in the amount of \$162,302.70.

*Mr. Nix addressed the Board.*

*Consent*

### **County Attorney**

*Mr. Linkous addressed the Board.*

- 8 Approve the resolution by the Board of Commissioners of Hall County, Georgia under the Home Rule provisions for counties as set forth in Article IX, Section II, Paragraph I of the Constitution of the State of Georgia of 1983 to amend an Act of the General Assembly creating the Board of Commissioners of Hall County, approved March 21, 1935 (Ga. L. 1935, p. 661), as amended, so as to delete in its entirety Section 13.1 of said Act relating to the enactment, following readings at no less than two consecutive regular meetings of the Board of Commissioners, of ordinances and resolutions with respect to persons and property situated within the County of Hall and outside the territorial limits of any municipality located within Hall County; to provide for an effective date and for other purposes.

- 9 Approve the authorization of the Commission Clerk/Deputy Clerk to record final annexation notices in the County Minute Book.

*Mr. Stephens addressed the Board.*

*Consent*

- 10 Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the Hall County Board of Education regarding the Sardis Gym and Bobcat Trail, as well as any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

*Consent*

## **Fire Rescue**

*Chris Armstrong, Fire Chief, addressed the Board.*

- 11 Approve the agreement with Stalwart Productions to utilize Hall County property located at 5711 Holiday Road, Buford GA to film a project entitled "Tales Of The Walking Dead".

*Consent*

- 12 Approve the award of IFB #034-42 Shelving and Pallet Racking System for the Fire Station 1 Warehouse for Fire Rescue to Crown Lift Trucks of Duluth, GA, in the amount of \$77,581.62.

*Consent*

- 13 Approve the award of IFB #032-42 Furnish & Install Standing Seam Roofs for Fire Stations 5, 14, & 15 for Fire Rescue to GMC Blue Service, Inc. of Norcross, GA in the amount of \$348,737.39.

*Consent*

## **Human Resources**

*Dr. LisaRae Jones, Director of Human Resources, addressed the Board.*

- 14 Approve the renewal of the Third Party Administrator and Excess Workers Compensation for plan year 2022 with Arthur J Gallagher Risk Management Services Inc. of Atlanta, GA and Gallagher Bassett Services, Inc. of Rolling Meadows, IL. The estimated cost of this renewal is \$335,310.00.

*Consent*

## **Planning and Development**

*Mr. Linkous addressed the Board.*

- 15 Amend the Official Code of Hall County, Georgia by amending Section 17.20.720 (Definitions — Minor subdivisions) so as to allow a total of no more than six conforming lots during a 12 month period in minor subdivisions; by amending Section 17.20.1210 (Definitions — Subdivision) so as to define a subdivision as a division of a parcel of land into seven or more lots; by deleting Subsection 17.50.010 (G) (Vacation Cottage District (V-C), Permitted Uses) and inserting in lieu thereof a new Subsection 17.50.010 (G), by deleting Subsection 17.60.010 (G) (Residential-I District (R-I), Permitted Uses) and inserting in lieu thereof a new Subsection 17.60.010 (G), by deleting Subsection 17.70.010 (G) (Residential-I-Low Density District (R-I-L), Permitted Uses) and inserting in lieu thereof a new Subsection 17.70.010 (G), by deleting Subsection 17.80.010 (G) (Residential-II District (R-II), Permitted Uses) and inserting in lieu thereof a new Subsection 17.80.010 (G), by adding a new Subsection 17.50.040 (K) (Vacation Cottage District (V-C), Uses permitted subject to approval of county commission), by adding a new Subsection 17.60.040 (H) (Residential-I District (R-I), Uses permitted subject to approval of county commission), by adding a new Subsection 17.70.040 (I) (Residential-I-Low Density District (R-I-L), Uses permitted subject to approval of county commission), and by adding a new Subsection 17.80.040 (L) (Residential-II District (R-II), Uses permitted subject to approval of county commission), all so as to change subdivisions, other than minor subdivisions, from a permitted use to a use subject to approval of county commission in the listed zoning districts; by deleting Subsection 17.110.040 (E) (Agricultural-Residential III District (A-R III), Uses permitted subject to approval of county commission) and by deleting Subsection 17.120.040 (E) (Agricultural-Residential IV District (A-R IV), Uses permitted subject to approval of county commission) so as to remove subdivisions as a use permitted subject to approval of county commission in the listed zoning districts; and by deleting Section 17.330.010 in its entirety and inserting in lieu thereof a new Section 17.330.010 which provides that uses not permitted by right or subject to approval of either the county commission or the planning commission in a given district are prohibited in that district.
- 16 Appeal of the Planning Commission's approval of CTX Funding SPE, LLC for Use Subject to Planning Commission on a 10.08± acre tract located on the east side of Cornelia Highway approximately 746 feet from its intersection with Yonah Post Road; a.k.a. 5965 Cornelia Highway; Zoned I-I; Tax Parcel 09005 000009. Proposed Use: variance from Gateway Corridor Overlay District architectural standards. Commission District 3.
- Mr. Stephens addressed the Board.*
- 17 Application of Verizon Wireless c/o Lannie Greene, Pyramid Network Services for a Use Subject to County Commission approval on a 100.37± acre tract located on the south side of Holly Springs Road approximately 2,272 feet from its intersection with Bryant Quarter Road; a.k.a. 4410 Holly Springs Road; Zoned AR-IV; Tax Parcel 15002 000061. Proposed Use: telecommunication tower. Commission District 3.

*Beth Garmon, Principal Planner, addressed the Board to discuss items 17 through 20.*

- 18 Application of Justin Hatcher to rezone from Agricultural Residential-III to Planned Residential Development (PRD) on a 2.41± acre tract located on the west side of Bark Camp Road at its intersection with Grant Road; a.k.a. 5988 Bark Camp Road; Zoned AR-III; Tax Parcel 11085 000026. Proposed Use: 3 lot subdivision. Commission District 2.
- 19 Application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval on a 11.16± acre tract located on the south side of Athens Highway approximately 410 feet from its intersection with Morgan Drive; a.k.a. 2156 Athens Highway; Zoned I-II; Tax Parcel 15032D000057B. Proposed Use: salvage and junkyard. Commission District 4.
- 20 Application of Chris Patton/Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 84.48± acre tract located on the west side of Cornelia Highway approximately 1,525 feet from its intersection with Mud Creek Road; a.k.a. 5631 Cornelia Highway; Zoned AR-IV; Tax Parcel 09021 000020. Proposed Use: light manufacturing, warehousing, and distribution facility. Commission District 3.

### **Public Works and Utilities**

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

- 21 Approve the request from the Chattahoochee Riverkeeper to utilize Hall County dumpsters and a waiver of Hall County Landfill tipping fees for an approximate 30 tons of trash to be collected (the estimated tipping fees are \$1,800.00) for several events scheduled in 2022. Commission Districts 1, 2, 3, and 4.

*Consent*

- 22 Approve the award of RFP #42-013 Progressive Design/Build Services for the Spout Springs Water Reclamation Facility Upgrade Project for Public Works and Utilities to Lanier Contracting Co. of Suwanee, GA, in the amount of \$337,185.00.

*Consent*

### **Tax Assessors**

*Steve Watson, Chief Appraiser, addressed the Board.*

- 23 Approve the Real Property refund in the amount of \$1,543.51 for overpayment of Hall County taxes regarding property located at 5650 Point West Drive, Oakwood, GA 30566 to Patricia O'Leary.

*Consent*

### **County Administrator**

*Mr. Connell did not have any items to report.*

### **Public Comments**

*None*

**Commission Time**

*The Commissioners did not have any items to report.*

**Adjourn**

*Chairman Higgins adjourned the meeting at 3:25 p.m.*

*Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.*