



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

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

**Monday, January 24, 2022 - 03:00 PM**

### **Call to Order**

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

*Present:*

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

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

### **Community Services and Parks**

*Mike Little, Director of Community Services, addressed the Board.*

- 1 Approve the Employment Agreement for the Assistant Director of Parks & Leisure.

*Consent*

- 2 Approve the award of IFB #036-42 Athletic Fencing Installation for Tadmore Park for Parks and Leisure Services to Industrial Fence Company of Flowery Branch, GA, in the amount of \$67,783.00.

*Consent*

### **Corrections and Maintenance**

*Walt Davis, Director of Corrections and Maintenance, addressed the Board.*

- 3 Approve the renewal of the Intergovernmental Agreement between Hall County and the City of Gainesville for maintenance of exits along I-985 that fall within the City limits.

*Consent*

### **County Attorney**

*Mr. Stephens addressed the Board.*



- 4 Approval and authorization for the Chairman to execute a Resolution objecting to the City of Oakwood's Annexation of the three properties of Cajun-Dawg Land Holdings, LLC known as Hall County tax parcels 15044H000125, 15044H000095, and 15044 000028, subject to review and approval by the County Attorney.

*Consent*

## **Elections**

*Paige Thompson, Elections Manager, addressed the Board.*

- 5 Approve the Dominion Voting Systems, Inc. Hardware Warranty Agreement for the Elections Department in the amount of \$83,526.00.

*Consent*

## **Financial Services**

*Mr. Nix addressed the Board.*

- 6 Approve the ratification for the application addendum of the Judicial Council American Rescue Plan Act Grant funding application for the Northeastern Judicial Circuit to address case backlogs in the amount of \$691,447.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

*Consent*

## **Human Resources**

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

- 7 Approve the 2022 Language Access Plan to address Hall County's responsibilities as a recipient of federal financial assistance from the Georgia Department of Community Affairs' programs and grants funded by the U.S. Department of Housing and Urban Development (HUD).

*Consent*

## **Management Information Systems**

*Daniel Sexton, Director of Management Information Systems, addressed the Board.*

- 8 Approve the sole source purchase of an air handling unit for Management Information Systems (MIS) to Joe Powell and Associates of Alpharetta, GA, in the amount of \$128,195.00.

*Consent*



## **Planning and Development**

*Srikanth Yamala, Interim Director of Planning and Development, addressed the Board.*

- 9 Approve the ratification of the Professional Planning Services Agreement for the Planning & Development Department to CPL of Suwanee, GA. The estimated cost is \$300,000.00.  
*Consent*
- 10 Approve the Change Order #1 for the addition of a Comprehensive Plan Update to the Unified Development Code (UDC) Update Study for Planning and Development to TSW Team of Atlanta, GA, in the amount of \$335,000.00.  
*Consent*
- 11 Application of Tyler Crawford to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 0.96± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a.k.a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024(pt.). Proposed Use: fabrication business. Commission District 3.
- 12 Application of Ramar Land Corporation to amend previous conditions of a Planned Industrial Development (PID) on a 36.33± acre tract located on the north side of Athens Highway approximately 1,986 feet from its intersection with A L Mangum Road; a.k.a. 3307 & 3333 Athens Highway; Zoned PID; Tax Parcels 15014 000033 & 000033A. Proposed Use: amend conditions for a truck terminal, repair garage, and office space. Commission District 3.
- 13 Application of Forestar (USA) Real Estate Group Inc. to rezone from Residential-I (R-I) to Planned Residential Development (PRD) on a 347.23± acre tract located on the north side of Gillsville Highway approximately 56 feet from its intersection with Evergreen Holloway Drive; a.k.a. 2955 Gillsville Highway; Zoned R-I; Tax Parcel 15016 000030A. Proposed Use: 399 single-family detached & townhomes. Commission District 4.
- 14 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. NOTE: Tabled at the January 13, 2022 Voting Meeting until the January 27, 2022 Voting Meeting.
- 15 Application of LCL Holding, LLC to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 6.50± acre tract located on the east side of New Harvest Road approximately 227 feet from its intersection with Calvary Church Road; a.k.a. 1829 New Harvest Road; Zoned AR-III; Tax Parcel 15031 000148. Proposed Use: trucking company and repair shop. Commission District 4.



- 16 Application of Dawn Mumpower to rezone from Residential-I (R-I) and Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 1.67± acre tract located on the east side of Winder Highway approximately 483 feet from its intersection with Reed Farm Road; a.k.a. 3761 Winder Highway; Zoned R-I & AR-III; Tax Parcel 15037 000003. Proposed Use: commercial kitchen. Commission District 1.
- 17 Application of Reynolds-Hemmer Properties, LP for a Use Subject to County Commission approval on a 4.50± acre tract located on the east side of White Sulphur Road approximately 620 feet from its intersection with Cornelia Highway; a.k.a. 3639, 3651, & 3655 White Sulphur Road; Zoned AR-IV; Tax Parcel 15019 000002(pt.). Proposed Use: bring property into compliance. Commission District 3.
- 18 Application of Rabun Gap Holdings to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a 20.67± acre tract located on the west side of Spout Springs Road approximately 100 feet from its intersection with Lancaster Crossing; a.k.a. 6804 Spout Springs Road; Zoned PCFD. Tax Parcel 15042 000018. Proposed Use: 95 unit single family residential development. Commission District 1.
- 19 Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 34.03± acre tract located on the west side of Pine Valley Road at its intersection with White Sulphur Road; a.k.a. 1560, 1582, & 1586 Pine Valley Road; Zoned AR-III; Tax Parcels 09124 000039, 000039B, & 000203. Proposed Use: 200 unit townhome development. Commission District 4.

## **Public Works and Utilities**

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

- 20 Approve the award of IFB #035-42 Resource Recovery Forklift for the Public Works and Utilities Resource Recovery Division to Thompson Lift Trucks of Forest Park, GA, in the amount of \$57,882.00.  
*Consent*
- 21 Approve the award of Task Order 2022-024 for Construction Services for Butler Park Site Work for Public Works and Utilities to Simpson Trucking and Grading Inc. of Gainesville, GA in the amount of \$449,334.00.  
*Consent*
- 22 Approve the Change Order #1 to include additional scope for the Solid Waste Master Plan Study for Public Works and Utilities to Burns & McDonnell Engineering Company, Inc. of Alpharetta, GA in the amount of \$105,100.00.  
*Consent*

## **Sheriff's Office**

*Captain Kelley Edwards addressed the Board.*



- 23 Approve the award of RFP #42-016 Hall County Courthouse Camera System to Busker Communications of Gainesville, GA, in the amount of \$968,717.08.

*Consent*

*Major Sean McCusker addressed the Board.*

- 24 Approve the purchase of furniture, fixtures and equipment for the Sheriff's Office MANS Unit to The HON Company, LLC, of Muscatine, IA, via their distributor McGarity's Business Products of Gainesville, GA, in the amount of \$81,961.17.

*Consent*

### **County Administrator**

*Mr. Connell addressed the Board and stated that the January 27, 2022 Voting Meeting will be held at the Gainesville Civic Center in the Chattahoochee Room.*

### **Public Comments**

*There were no comments from the public.*

### **Commission Time**

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

### **Adjourn**

*Chairman Higgins adjourned the meeting at 3:19 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.*