



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING MINUTES**

**Hall County Government Center 2<sup>nd</sup> Floor  
2875 Browns Bridge Road  
Gainesville, GA 30504**

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Thursday, June 09, 2022 - 06:00 PM**

**Call to Order**

*Chairman Higgins at 6:03 p.m.*

***Present:***

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

*Also present were County Administrator Jock Connell, Assistant County Administrators Marty Nix and Zach Propes, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, County Attorney Van Stephens, and Deputy County Attorney William Linkous III*

**Approve Agenda**

*Commissioner Stowe/Commissioner Cooper — approve — unanimous*

**Invocation**

- 1 Chairman Richard Higgins

**Pledge**

- 2 Commissioner Shelly Echols

**Public Comments**

*There were no comments from the public.*

**Proclamation/s**

- 3 Approve the Proclamation recognizing Lanier Village Estates.

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

**Consent Agenda**

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

- 4 Approve the June 6, 2022 Work Session minutes.
- 5 Approve the May 26, 2022 Voting Meeting minutes.
- 6 Approve the May 26, 2022 Executive Session minutes.
- 7 Approve the May 26, 2022 Meeting minutes.
- 8 Approve the Real Estate Division Addendum to the Master Software Subscription and Services Agreement with ICON Hold Co. of Suwanee, GA, in the amount of \$74,000.00, subject to review and approval by County Attorney.
- 9 Approve the award of IFB #001-43 Athletic Uniforms Annual Contract to Hobbs Sporting Goods, Inc. of Gainesville, GA. The estimated annual cost is \$85,000.00.
- 10 Approval and authorization for the Chairman to execute a resolution regarding service of process which authorizes the County's Law Department to accept service of all lawsuits against the County, the Hall County Board of Commissioners, the Chairman and Commission Members individually and in their official capacity, and employees and officials in their official capacity, subject to review and approval by County Attorney.
- 11 Approve the release of a \$311,633.00 Irrevocable Letter of Credit and acceptance of streets in Lawsons Cove Subdivision. Commission District 2.

### **Financial Services**

*Wes Geddings, Director of Financial Services, addressed the Board.*

- 12 Present the proposed FY 2023 Budget and Public Hearing.

*Mr. Linkous conducted the Public Hearing.*

*There were no comments from the public.*

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

*Randi Doveton, Director of Planning and Development, addressed the Board.*

- 13 Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1. NOTE: Tabled at the May 11, 2022 Meeting until the June 9, 2022 Voting Meeting.

*Mr. Linkous introduced the item.*

*Commissioner Cooper/Commissioner Powell — approve removing item 13 from the table — unanimous*

*Commissioner Cooper/Commissioner Stowe — approve tabling item 13 until the July 14, 2022 Voting Meeting — unanimous*

- 14 Application of Joanne Paul for a Use Subject to County Commission approval on a .89± acre tract on the east side of Crescent Drive approximately 118 feet from its intersection with East Crescent Drive; a.k.a. 286 Crescent Drive; Zoned R-II; Tax Parcel 15033C000034A. Proposed Use: afterschool day program. Commission District 3.

*Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Joanne Paul, 5834 Bridgeport Court, Flowery Branch*

*Commissioner Echols/Commissioner Powell — approve with the four (4) conditions listed below — unanimous*

*Conditions:*

1. *The development shall be as generally described in the submitted narrative.*
2. *The hours of operation shall be Monday — Friday, 8:00am — 6:30pm.*
3. *Any site improvements shall be subject to the Hall County Development Review process and any applicable regulations.*
4. *All conditions of zoning shall be made a part of any plat created for property.*

- 15 Application of William and Veronica Nelson for a Use Subject to County Commission approval on a 2.86± acre tract located on Snelling Mill Road at its terminus; a.k.a. 6451 Snelling Mill Road; Zoned V-C; Tax Parcel 08161 002002. Proposed Use: two-lot subdivision. Commission District 2.

*Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *William Nelson, 6451 Snelling Mill Road, Flowery Branch*

*Commissioner Powell/Commissioner Stowe — approve with the one (1) condition listed below — unanimous*

*Condition:*

1. *Only a site built home shall be allowed on the lot.*

16 Application of Stor Floga Winder, LLC. d/b/a Highline Storage Partners, LLC. for a Use Subject to County Commission approval on a 3.71± acre tract on the west side of Winder Highway at its intersection with Holcomb Circle; a.k.a. 4216 Winder Highway; Zoned H-B; Tax Parcel 15044B000011. Proposed Use: self-storage. Commission District 1.

*Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- Emily Bagwell, 9018 Bill Savage Road, Lula*
- Philip Cranmar, 6825 Heath Field Drive, Sandy Springs*

*Commissioner Cooper/Commissioner Powell — approve with the seven (7) conditions listed below — unanimous*

*Conditions:*

- 1. The development shall conform substantially with the amended proposed narrative, site plan, and renderings, modified as necessary for compliance with current development standards at time of application.*
- 2. The building materials and architectural design shall be consistent with the submitted architectural renderings and §17.420.050 of the Official Code of Hall County. No variances to the building materials are approved as a part of this request.*
- 3. There shall be a variance for LED bulbs, so long as fixtures are in compliance with Gateway standards.*
- 4. Hours of operation and customer access shall be permitted between Monday - Sunday, 6am - 10pm. The facility office may be open to the public and staffed at such times dictated by operational needs but may not occur outside the hours of 6am and 10 pm.*
- 5. There shall be a 10 foot vegetative buffer on the south wall of the 4,000 square foot building.*
- 6. This approval shall be an approving conditional use for self-storage.*
- 7. The full landscape plan and screening shall be subject to the approval of the Planning Director.*

17 Application of Esteban Mosquera Rojas to rezone from Residential-I (R-I) to Highway Business (H-B) on a .46± acre tract located on the north side of Browns Bridge Road at its intersection with Cherry Lane; a.k.a. 2701 Browns Bridge Road; Zoned R-I; Tax Parcel 08015 005022. Proposed Use: office building. Commission District 4.

*Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- Natalia Mosquera, 3169 Falls Crest Court, Buford*

*Commissioner Stowe/Commissioner Powell — approve with the six (6) conditions listed below — unanimous*

*Conditions:*

- 1. The development shall conform substantially with the proposed narrative and site plan.*
- 2. The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request other than those stated below.*
- 3. The building shall only have access on Cherry Lane.*
- 4. The building shall fall under Item H, as an office space.*
- 5. The parking lot shall be paved and have 12 parking spaces plus 1 handicap parking space.*
- 6. Hours of operation shall be Monday — Friday, 9am - 5pm and Saturday, 9am - 12pm.*

- 18 Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: 100 unit single family detached subdivision. Commission District 1.

*Commissioner Cooper recused himself.*

*Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Holt Persinger, 196 Belaire Court, Winder*

*Opposition:*

- *Jennifer Pulliam, 4620 Steeple Chase Lane, Flowery Branch*
- *Ryan Vaughn, 4619 Steeple Chase Lane, Flowery Branch*

*Commissioner Powell/Commissioner Stowe — approve tabling item 18 until the June 22, 2022 Meeting — Vote: 4-0*

*Commissioner Cooper - recused*

*Commissioner Powell - aye*

*Chairman Higgins - aye*

*Commissioner Echols - aye*

*Commissioner Stowe - aye*

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Application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. Commission District 3.

*Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Darrell Rochester, 425 Oak Street, Gainesville*
- *Tony Towe, 3032 Dale Road, Gainesville*
- *Ken Ledbetter, 3052 Dale Road, Gainesville*

*Commissioner Echols/Commissioner Stowe — approve with the eleven (11) conditions listed below and updated site plan — unanimous*

*Conditions:*

1. *The development shall conform substantially to the updated site plan.*
2. *The development shall be allowed two curb cuts on Candler Road, subject to GDOT approval. No driveway will be allowed on Dale Road.*
3. *Any proposed uses not permitted based on the regulations of the I-I and*

*Gateway Corridors Overlay Districts shall only be authorized in accordance with the process(es) identified in the Zoning Ordinance, except as shown on the site plan and amended through final zoning conditions approved by the Board of Commissioners.*

*4. Applicant proposes to utilize building materials and height as follows:*

*a. Main Building — concrete tilt-up construction or steel frame construction with 3-sided brick similar to submitted photos. Maximum Height of 55'.*

*b. Smaller Building - steel frame construction with 3-sided brick or stone with the option of cementitious siding. The building may be one or two stories with a maximum height of 40'.*

*5. Applicant agrees to a 50' undisturbed buffer along the right-of-way of Dale Road, as shown on the site plan. The buffer will reduce to a 25' landscape buffer where it intercepts the re-located Jackson EMC easement and will be located on the development side of the easement.*

*6. Applicant agrees to a 100' undisturbed buffer along the southwestern property line, as shown on the site plan.*

*7. Outdoor storage areas, located within the Gateway Corridor as shown on the site plan, will be screened to Hall County buffer requirements along the roadway frontages. Outdoor storage areas, located at the rear of buildings shall not require screening.*

*8. The developer will utilize non-spill lighting on the site.*

*9. The developer will install a 6' vinyl coated chain link fence with opaque slats or alternative fencing with the same degree of opacity along the Dale Road frontage at the development side of the edge of the buffer specified in condition #5 above and along the top of the slope of the proposed outdoor storage area, as shown on the site plan. The developer will also install a 6' vinyl coated chain link fence with opaque slats or alternative fencing with the same degree of opacity along the top of the slope on one side of outdoor storage area above the detention pond behind the main building, as shown on the site plan. All other fencing may be galvanized chain link. Installation and location of additional fencing shall be at the developer's discretion.*

*10. During construction of the site, the developer shall conduct any required blasting operations in accordance with all state and local ordinances.*

*11. To improve site distance, the developer shall clear the corner of the site, between the relocated Jackson EMC transmission line and Dale Road right-of-way, as shown on the site plan.*

**County Administrator**

*Mr. Connell addressed the Board. He stated the following:*

- *A Board of Commissioners Meeting will be held on Wednesday, June 22, 2022 at 6:00 p.m. The Voting Meeting scheduled for Thursday, June 23, 2022 has been canceled.*
- *Introduced Abril Olivas to the Board as the new Deputy Commission Clerk.*
- *Thanked Wes Geddings, Financial Services Director, for his leadership in the budget process and thanked the Finance Department for their hard work.*
- *Acknowledged Randi Doveton, Planning and Development Director, for her work thus far and future leadership of Planning and Development.*

### **Commission Time**

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

### **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 7:09 p.m. — unanimous*