



**HALL COUNTY BOARD OF COMMISSIONERS
MEETING 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
Wednesday, June 22, 2022 - 06:00 PM**

Call to Order

Chairman Higgins at 6:00 p.m.

Present:

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

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

Commissioner Powell was present by phone.

Approve Agenda

Commissioner Echols/Commissioner Cooper — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation recognizing the Johnson High School Boys Soccer Team for their State Championship win.

Commissioner Cooper presented the Proclamation to Head Coach Frank Zamora, Assistant Coach Martin Sanchez, Kristian Hernandez, Isaac Madrigal, Ramon Aguilar, David Arteaga, Andres Galicia, and Edgar Vazquez.

Commissioner Stowe/Commissioner Cooper — approve — unanimous

Consent Agenda

Commissioner Echols/Commissioner Cooper — Vote 4 to 0 to approve — Commissioner Stowe recused himself.

Chairman Higgins - aye

Commissioner Cooper - aye

Commissioner Powell - aye

Commissioner Echols - aye

Commissioner Stowe - recused

- 4 Approve the June 20, 2022 Work Session Minutes.
- 5 Approve the June 9, 2022 Voting Meeting Minutes.
- 6 Approve the June 9, 2022 Executive Session Minutes.
- 7 Approve the June 9, 2022 Meeting Minutes.
- 8 Approve the award of IFB #040-42 New 80,000 lb. Tandem Dump Truck for Road Maintenance to Gainesville Truck Center, Inc. of Gainesville, GA. The estimated cost is \$150,575.00.
- 9 Approve the award of IFB #012-43 Elevator Repair Service Annual Contract for Building Maintenance to Premier Elevator of Stockbridge, GA. The estimated annual cost to exceed \$50,000.00.
- 10 Approve the installation and labor services for storm sewer rehabilitation of a pipe liner along Wallis Road for Road Maintenance to Federal EC LLC of Woodstock, GA, in the amount of \$185,185.00.
- 11 Approval and authorization for the Chairman to execute a resolution regarding the purchase of the Georgia Department of Agriculture Building located at 1195 Jesse Jewell Parkway, Gainesville, GA, and authorize the Chairman to execute any necessary documents, subject to the review and approval by the County Attorney.
- 12 Approve the Fiscal Year 2023 Budget Resolutions: 1) Fiscal Year 2023 Budget Resolution 2) Victim Witness Program
- 13 Approve the Tax Levy Resolution setting the millage rates for 2022.
- 14 Approve the Fiscal Year 2022 Budget Adjustment Resolution.

- 15 Approve the renewal of annual contract for IFB #016-41 Office Supplies for various County departments to Staples Contract & Commercial, LLC, of Atlanta, GA. The estimated annual cost is \$150,000.00.
- 16 Approve the award of IFB #009-43 Prescription and Over-the-Counter (OTC) Sundry Drugs Annual Contract for the Jail and Correctional Institution to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is \$165,000.00.
- 17 Approve the award of IFB #023-43 Fire & EMS Uniform Supply for Fire Rescue to NAFECO of Clarkston, GA and S.T.A.R. Apparel & Plastics Inc. of Oakwood, GA. The estimated annual cost is \$160,000.00.
- 18 Approve the award of RFQ/P #42-009 Landscape Maintenance Services for Fire Rescue to ACS Landscape Management, Inc. of Oakwood, GA. The estimated annual cost is \$204,157.00.
- 19 Approve the FY 2023 annual contract renewal for property and casualty insurance brokers (Gallagher Bassett Services, Inc. and Arthur J. Gallagher Company), insurance program coverages, fees, and third party administrator (TPA) services; and authorize the Chairman to execute all related documents.
- 20 Approve the award of RFQ/P #43-001 Demand Services for Professional Architectural Services for Public Works & Utilities to Precision Planning, Inc. of Lawrenceville, GA, CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) of Suwanee, GA and Hussey, Gay, Bell & DeYoung International, Inc. of Duluth, GA. The estimated annual cost is \$200,000.00.
- 21 Approve the award of RFP #42-025 Design Build Culvert Replacements for Public Works & Utilities to E.R. Snell Contractors, Inc., of Snellville, GA. The estimated cost is \$1,213,789.00.
- 22 Approve the award of Task Order #2022-027 under RFP #39-018 Demand Services for On-Call Public Works Contractors for construction services to replace a culvert pipe at Cagle Mill Road for Public Works & Utilities to E.R. Snell Contractors, Inc. of Snellville, GA, in the amount of \$182,545.00.
- 23 Approve the renewal of annual contract for RFQ #39-018, Demand Services for On-Call Public Works Contractors for Public Works & Utilities to E.R. Snell Contractor, Inc. of Snellville, GA, Griffin Bros, Inc. of Maysville, GA, Lanier Contracting Co. of Suwanee, GA, and Simpson Trucking & Grading Inc. of Gainesville, GA. The estimated annual cost not to exceed is \$350,000.00.
- 24 Approval and authorization for the Chairman to execute an Agreement for Maintenance of the Roundabout with Flowery Branch Apartments Owner, LLC, which includes full landscaping and planting for the property in the center portion of the roundabout at the intersection of Hog Mountain Road and Cash Road.
- 25 Approve the award of IFB #022-43 Counseling & Case Management Services Annual Contract for Treatment Services to New Hope Counseling of Gainesville, GA. The estimated annual cost is \$50,000.00.
- 26 Approve the annual contract with the State of Georgia Department of Human Services for Hall County Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents.

Other Business - Planning and Development

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

- 27 Public Hearing to adopt a minor update to the Hall County Comprehensive Plan.

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

There were no comments from the public.

Commissioner Cooper/Commissioner Echols — approve — unanimous

- 28 Public Hearing to adopt Hall County's updated short-term work program and capital improvement element.

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

There were no comments from the public.

Commissioner Stowe/Commissioner Cooper — approve — unanimous

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

- 29 Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3. NOTE: Tabled at the May 26, 2022 Voting Meeting until the June 22, 2022 Meeting.

Commissioner Echols/Commissioner Stowe — approve removing item 29 from the table — unanimous

Mr. Linkous introduced the item. Ms. Doveton discussed the item.

Commissioner Echols/Commissioner Stowe — approve tabling item 29 until the August 25, 2022 Voting Meeting — unanimous

- 30 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. NOTE: Tabled at the June 9, 2022 Voting Meeting until the June 22, 2022 Meeting.

Commissioner Stowe/Commissioner Echols — approve removing item 30 from the table — unanimous

Ms. Doveton discussed the item.

Commissioner Stowe/Commissioner Powell — Vote 4 to 0 to approve with five (5) conditions — Commissioner Cooper recused herself.

Chairman Higgins - aye

Commissioner Cooper - recused

Commissioner Powell - aye

Commissioner Echols - aye

Commissioner Stowe - aye

Conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative. Minimum lot standards shall be as follows:

a. Minimum lot width: 50 feet

b. Minimum lot depth: 125 feet

c. Minimum lot area: 6,250 square feet

d. Minimum average lot area: 8,000 square feet

e. Front setback: 20 feet from right of way with minimum of 25 feet from rear of sidewalk to face of garage

f. Side setback: 5 feet, subject to Fire Department approval

g. Rear setback: 20 feet

2. There shall be no more than 125 total units in the development, equaling a density of 2.5 units per acre.

3. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

4. A 6 foot tall wooden privacy fence will be constructed along the northern property line adjacent to parcel #15043 000203 within 60 days of issuance of the land disturbance permit (LDP).

5. The northern entrance depicted on the site plan nearest to Steeple Chase Lane shall be removed. The southern entry shall be the only entrance provided and shall include a deceleration lane.

- 31 Application of Bark Camp Farm for a Use Subject to County Commission approval on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed Use: farm-style dog daycare, boarding facility and family/community events. 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:

- Megan Partrick, 143 Woodlake Drive, Gainesville*

Commissioner Echols/Commissioner Stowe — approve with the thirteen (13) conditions listed below — unanimous

Conditions:

- 1. Development shall be as generally depicted on the proposed plan and narrative as submitted.*
- 2. A variance to the 200 foot setback requirement shall be approved for the existing barn so that it may be utilized as shelter for the dogs in inclement weather.*
- 3. All outdoor runs utilized for the business shall meet the 200 foot setback requirement or a variance shall be obtained.*
- 4. As stated in the applicant's narrative, the following dog breeds are not permitted at their facility: German Shepherds, Pit Bulls, Doberman Pinschers, Rottweilers, and Presa Canaros.*
- 5. The proposed use shall be limited to the submitted narrative and site plan, and shall exclude any and all breeding activities.*
- 6. There shall be a maximum of 50 dogs for the daycare facility and 20 for overnight boarding.*
- 7. Unsupervised outdoor dog activity shall be limited to proposed business hours only, 8:00 am — 6:00 pm daily. Office operation for boarding shall be from 8:00 am — 6:00 pm, Monday — Sunday and Doggy day care shall operate from 8:00 am — 6:00 pm, Monday — Friday.*
- 8. Any change of ownership of the property or substantial change to the proposed conditional use will require a new use permit application to be submitted as this approval is for this applicant only.*
- 9. Any site improvements shall be subject to the Hall County Development Review process and any applicable regulations.*
- 10. All conditions of zoning shall be made a part of any plat created for property.*
- 11. There shall be a right turn only sign placed at the exit of the property.*
- 12. There shall only be one event per quarter, for a total of four per year.*
- 13. The shuttle service shall not operate on Hunter Road 45 minutes before school starts and 45 minutes after school ends.*

32 Application of Jay Wilhoite for a Use Subject to County Commission approval on a 4.75± acre tract located on the west side of Candler Road approximately 175 feet from its intersection with Roy Parks Road; a.k.a. 2654 Candler Road; Zoned H-B; Tax Parcel 15030 000008. Proposed Use: retail units and self-storage warehouses. 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:

- *James Irvin, 164 Professional Drive, Baldwin*

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

Conditions:

1. The development shall conform substantially with the proposed site plan and narrative with approved variances as follows:

a. RV and boat storage shall be allowed to be gravel surface (§17.420.050.E.3).

b. There shall be a 30 foot front setback variance (§17.240.040).

c. Buildings 1-3 closest to Candler Road shall be non-metal three sided and buildings 4-6 shall have non-metal sides only (§17.420.050.H.2).

2. All development of the property shall conform with §17.420, Gateway Corridors Overlay District (GCOD) standards with the exception of variances granted.

3. All conditions of zoning shall be made a part of any plat of the property.

4. All exterior colors and materials shall be approved by the Director of Planning and Development.

5. This conditional use approval shall be granted for this applicant only and shall be applicant specific.

6. All external lighting shall meet Hall County standards specified in code.

County Administrator

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

Hall County Offices will be closed on Monday, July 4, 2022 in observance of the Independence Day holiday.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Stowe/Commissioner Echols — adjourn at 6:22 p.m. — unanimous