



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, November 09, 2022 - 06:00 PM**

Call to Order

Chairman Higgins at 6:00 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 Administrator Zach Propes, Deputy Commission Clerk Abril Olivas, County Attorney Van Stephens, and Deputy County Attorney William Linkous III

Approve Agenda

Commissioner Powell/Commissioner Stowe — approve — unanimous

Invocation

1 Chairman Richard Higgins

Pledge

2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation/s

3 Approve the Proclamation recognizing Annette Adkins' retirement after 25 years of service to Hall County, Georgia.

Commissioner Cooper presented Ms. Adkins with a Proclamation.

Commissioner Stowe/Commissioner Echols — approve — unanimous

4 Approve the Proclamation recognizing Peggy Ann Pierce's retirement after 32 years of service to Hall County, Georgia.

*Commissioner Powell presented Ms. Pierce with a Proclamation.
Commissioner Powell/Commissioner Echols — approve — unanimous*

Consent Agenda

Commissioner Powell/Commissioner Echols — approve — unanimous

- 5 Approve the November 7, 2022 Work Session Minutes.
- 6 Approve the October 27, 2022 Voting Meeting Minutes.
- 7 Approve the October 27, 2022 Executive Session Minutes.
- 8 Approve the October 27, 2022 Meeting Minutes.
- 9 Approve the 2023 Board of Commissioners Meeting Schedule.
- 10 Approve the appointment of Greg Poole to the Avita Community Services Board to serve a term from January 1, 2023 to December 31, 2026. Commission Districts 1, 2, 3, & 4.
- 11 Approve the appointment of Greg Poole to the Chestattee Chattahoochee RC&D Council to serve a term from January 1, 2023 to December 31, 2023. Commission Districts 1, 2, 3, & 4.
- 12 Approve the reappointment of Srikanth Yamala to the Chestattee Chattahoochee RC&D Council to serve a term from January 1, 2023 to December 31, 2023. Commission Districts 1, 2, 3, and 4.
- 13 Approve the reappointment of Commissioner Billy Powell to the Gainesville Hall Development Authority to serve a term from January 1, 2023 to December 31, 2023. Commission Districts 1, 2, 3, & 4.
- 14 Approve the reappointment of Commissioner Jeff Stowe to the Parks and Leisure Services Board to serve a term from January 1, 2023 to December 31, 2023. Commission Districts 1, 2, 3, & 4.
- 15 Approve the reappointment of Eric Jackson to the Board of Tax Assessors to serve a term from January 1, 2023 to December 31, 2026. Commission District 2.
- 16 Approve the appointment of Emilie Cisco to the Parks and Leisure Services Board to fill an unexpired term to December 31, 2024. Commission District 4.
- 17 Approval and authorization for the Chairman to execute an Extension of the Letter of Intent between Hall County and Glade Farm, LLC originally executed on January 15, 2010, and any all additional documents necessary to effectuate the transaction, subject to review and approval by County Attorney.
- 18 Approval and authorization for the Chairman to execute a resolution declaring 1255 Vine Street as Real Property Unserviceable and authorization for the Chairman to execute all documents necessary to effectuate the resolution, subject to the review and approval by the County Attorney.

- 19 Approve the agreement to transfer surplus real property located at 1255 Vine Street, Gainesville, GA to the Hospital Authority of Hall County and the City of Gainesville, subject to review and approval by the County Attorney.
- 20 Approve the annual contract renewal for Everbridge Mass Notification Alert System for Emergency Management to Everbridge Inc. of Pasadena, CA, in the amount of \$64,914.71.
- 21 Approve the award of contract RFQ/P #43-010 Advisory Services for Other Post-Employment Benefits other than Pensions (OPEB) Trust Fund for Financial Services to PFM Asset Management LLC of Atlanta, GA. The estimated annual cost is \$25,000.00.
- 22 Approve the Employment Agreement for the Director of Parks and Community Services.
- 23 Approve the award of Task Order# 2023-007 Hall County Health Department Architectural Services for Public Works & Utilities to Hussey, Gay, Bell & DeYoung Consulting Engineers, of Duluth, GA, in the amount of \$111,920.00.
- 24 Approve the award of Task Order #2023-005 Design Services for Pond Fork Basin Phase I Sewer Improvements for Public Works & Utilities to AECOM Technical Services, Inc. of Atlanta, GA, in the amount of \$489,908.00.
- 25 Approval and authorization for the Chairman to execute a request to install a traffic signal on Friendship Road (SR 347) at North Bogan Road. Commission District 1.
- 26 Approve the Road Resurfacing List for the FY 2024 Local Maintenance Improvement Grant (LMIG) application for 6.56 miles of road resurfacing on seventeen (17) various county roads for \$3,050,400.00.
- 27 Approve the extension of a \$95,002.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Phase 2 Subdivision. Commission District 2.
- 28 Approve the Extension and Decrease of \$218,894.00 to \$61,350.00 Guaranty Performance/Maintenance Agreement for the Streets in Reunion Phase 20 Subdivision. Commission District 1.
- 29 Approve the award for Task Order 2023-003 Design of the Mulberry Creek Back Pumping Sewer Project for Public Works & Utilities to Civil Engineering Consultants Inc. of Marietta, GA, in the amount of \$495,000.00.

Other Business - Appointments for Consideration

- 30 Appointment to the Parks and Leisure Services Board to serve a term from January 1, 2023 to December 31, 2026. Commission District 1.
Commissioner Cooper/Commissioner Stowe — approve — unanimous — appointment of Lincoln Griffin

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

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

31 Application of Paul and Ana Price for a Use Subject to County Commission approval on a 7.58± acre tract located at the terminus of James Ed Road; a.k.a. 3820 James Ed Road; Zoned V-C; Tax Parcel 10142 000006. Proposed use: 4-lot subdivision. Commission District 3.

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

There were no comments from the public.

Commissioner Echols/Commissioner Stowe – approve with one (1) condition – unanimous

Condition:

- 1. The development is approved for a maximum of four (4) lots and shall be in substantially consistent with the submitted site plan and narrative.*

32 Application of CBD Investments, LLC to rezone from Agricultural Residential-IV (AR-IV) and Planned Commercial Development (PCD) to Planned Industrial Development (PID) on a 303.43± acre tract located on the west side of Athens Street at its intersection with Cornelia Highway; a. k. a. 6295, 6363, 0, 0 Athens Street, 5759 Main Street, & 4514 Cornelia Highway; Zoned AR-IV & PCD; Tax Parcels 09072 000003 (pt.) -000004, 09080 000005 - 000006, 09081 000001 (pt.) - 000001A (pt.). Proposed use: business park. 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:

- Brian Rochester, 425 Oak Street, Gainesville
- Tony Cornett, 5730 Mickams Way, Lula
- Dennis Burgan, Lula, Georgia
- Mordecai Wilson, 5980 Maiden Lane, Lula

Commissioner Echols/Commissioner Powell — approve with thirteen (13) conditions — unanimous

Conditions:

1. The development shall conform substantially with the submitted site plan, narrative, and restricted covenants or specific requirements of the end user.
2. Except as specifically varied, the Gateway Standards shall apply to the proposed lots 12, 13, and 14 which abut GA 365, with the exception of the tilt up concrete construction and TPO roof systems that shall be allowed. An alternative shall be that if there is a 100 foot buffer established from the right of way of GA 365 that GCOD standards shall not be applied to these lots.
3. The applicant shall coordinate driveway placement and required road improvements with Hall County Engineering and GDOT.
4. Burton Drive shall not be closed to thru traffic and applicant shall install signage to deter trucks from turning toward the residential portion.
5. The applicant shall coordinate the project with GDOT as it relates to GA 365.
6. The applicant must satisfy Hall County public water and sewage requirements prior to final plat approval or development of any individual lots.
7. Each individual lot shall obtain the appropriate land disturbance permit and building permit prior to commencing the land use.
8. Development Restrictive Covenants shall be recorded prior to release of final plat.
9. All conditions of zoning shall be placed on the final plat.
10. The permitted uses 29, 30, and 42 shown on the "Exhibit A" shall be subject to Planning Commission and Board of Commission approval.
11. Crematoriums shall be specifically excluded as an allowable use.
12. Front building setbacks along Highway 52 shall be 100 feet from the center line of the street or 75 feet from the property line, whichever is greater.
13. Parking space requirements and parking lot design shall meet Hall County guidelines.

33 Application of Russell Hausen to appeal an administrative decision for a short term rental on a 1.01± acre tract located on the north side of Jim Crow Road approximately 28 feet from its intersection with Old Federal Road; a.k.a. 5954 Jim Crow Road; Zoned AR-III; Tax Parcel 08101 002003. Proposed use: short-term rental. 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:

- *Russell Hausen, 5954 Jim Crow Road, Gainesville*

Commissioner Powell/Commissioner Stowe — approve short term rental — unanimous

County Administrator

Mr. Connell did not have any items to report.

Commission Time

Commissioner Cooper, District 1, thanked the voters for allowing her to serve for another term.

Commissioner Stowe, District 4, congratulated Commissioner Cooper and Commissioner Echols on winning their elections.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:39 p.m. — unanimous