



HALL COUNTY BOARD OF COMMISSIONERS VOTING MEETING SUMMARY 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
Thursday, March 23, 2023 - 06:00 PM**

Call to Order

Chairman Higgins at 6:04 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Billy Powell, and Commissioners Kathy Cooper, Gregg Poole, and Jeff Stowe

Also present were County Administrators Zach Propes and Jock Connell, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Powell/Commissioner Stowe — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation recognizing March 29, 2023 as National Vietnam War Veterans Day.

Commissioner Powell presented Penny Walker from the Colonel William Candler Chapter of the National Daughters of the American Revolution with the proclamation.

Commissioner Cooper/Commissioner Stowe — approve — unanimous

Consent Agenda

Commissioner Powell/Commissioner Poole — approve — unanimous

- 4 Approve the March 20, 2023 Work Session Minutes.
- 5 Approve the March 9, 2023 Voting Meeting Minutes.
- 6 Approve the March 9, 2023 Executive Session Minutes.
- 7 Approve the March 9, 2023 Meeting Minutes.
- 8 Approve the award of IFB #041-43 Board of Commissioners Meeting Room Technology Upgrade to Busker Communications, Inc. of Gainesville, GA, in the amount of \$164,516.33.
- 9 Approve the Task Order #2023-017 Renovations at Chicopee Woods Agricultural Center under RFP #39-001 Demand Services for On-Call Contractors for Parks & Leisure Services to Chattahoochee Group, Inc. of Clermont, GA, in the amount of \$1,184,952.50.
- 10 Approve the transfer of the 1255 Vine Street property to the Hospital Authority of Hall County and the City of Gainesville via Quit Claim Deed; approve the assignment and assumption of the existing lease on the 1255 Vine Street property to the Hospital Authority; and authorize the Chairman to execute all documents necessary to effectuate both transactions, subject to the review and approval of the County Attorney.
- 11 Approval and authorization for the Chairman to execute a resolution to amend the Hall County Code of Ordinances relating to the International Fire Code, subject to review and approval by the County Attorney.
- 12 Approve the award of IFB #048-43 Fire Rescue Training Breathing Air Compressor for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$50,969.11.
- 13 Approve the renewal of annual contract RFQ/P #41-010 Financial Information System Software for Financial Services to Tyler Technologies, Inc. of Yarmouth, ME, in the amount of \$604,987.00.
- 14 Approve the award of RFP #043-020 Zero Emission Vehicle Transition-Hall Area Transit for Gainesville-Hall Metropolitan Planning Organization (GHMPO) and Hall Area Transit to Planning Communities, LLC of Raleigh, NC, in the amount of \$50,639.00.

- 15 Approval and authorization for the Chairman to execute a resolution to amend the Hall County Code of Ordinances, Sections 16.20.090 and 16.50.040, relating to road frontage on arterial or collector streets, subject to review and approval by County Attorney.
- 16 Approval and authorization for the Chairman to execute a resolution to amend the Hall County Code of Ordinances, Chapter 12.20 entitled "County Road System", subject to review and approval by County Attorney.
- 17 Approve the award of Task Order #2023-012 under RFP #39-001 Demand Services for On-Call Contractors for Construction of a Right-Turn Lane on Jim Hood Road at Mount Vernon Road for Public Works & Utilities to Chattahoochee Group, Inc. of Clermont, GA, in the amount of \$283,665.19.
- 18 Approve the ratification of the Congressionally Directed Spending application for Public Works & Utilities for the replacement of various roadway culverts throughout Hall County's transportation network in the amount of \$3,000,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents subject to approval by the County Attorney. A 20% cash match is required.
- 19 Approve the release of a \$61,350.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Reunion Phase 20 Subdivision. Commission District 1.
- 20 Approve the annual contract renewal for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA, subject to the review and approval by the County Attorney. The estimated annual cost is \$1,091,400.00.
- 21 Approve the award of IFB #047-43 Tree Clearing Services for the Fencing Project at New Range for the Sheriff's Office to Hughes Site Works, LLC of Jasper, GA, in the amount of \$86,450.00.
- 22 Approve the award of IFB #046-43 Security Fencing at New Range for the Sheriff's Office to Hasbun Construction, LLC of Alpharetta, GA, in the amount of \$212,790.83.
- 23 Approve the sole-source purchase of an additional forty (40) Flock Falcon Traffic Safety Cameras for the Sheriff's Office to Flock Group, Inc. of Atlanta, GA, in the amount of \$114,000.00.

Other Business - Planning and Development

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

- 24 Public Hearing on the Malt Beverage and Wine Package License for Quik Trip #1710 located at 3522 White Sulphur Road, Gainesville, GA 30501. Managing Agent and Registered Agent is Joshym Holt. Commission District 3.

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

There were no comments from the public.

Commissioner Stowe/Commissioner Powell — approve — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

- 25 **Public Hearing: Sections 17.240.130, 17.240.170 | Text Amendment |**
Proposed amendment to Section 17.240.130, and adding a new section 17.240.170. A copy of the proposed amendment is available from the Hall County Planning office | All Commission Districts | **Hall County Planning, applicant.**

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

There were no comments from the public.

Commissioner Powell/Commissioner Poole — approve — unanimous

- 26 **Public Hearing: Sections 17.20.1110, 17.20.1120, 17.20.1130, 17.240.040, and Appendix B | Text Amendment |** Proposed amendment to Sections 17.20.1110, 17.20.1120, 17.20.1130, 17.240.040, and deleting Appendix B. A copy of the proposed amendment is available from the Hall County Planning office | All Commission Districts | **Hall County Planning, applicant.**

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

There were no comments from the public.

Commissioner Powell/Commissioner Stowe — approve — unanimous

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

- 27 **4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (SS) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Reginald Crayton, P.E., applicant.** NOTE: Tabled at the January 12, 2023 Voting Meeting until the February 23, 2023 Voting Meeting. NOTE: Tabled at the February 23, 2023 Voting Meeting until the March 23, 2023 Voting Meeting.

Commissioner Stowe/Commissioner Powell — approve removing item 27 from the table — unanimous

Mr. Lawhon introduced items 27 and 28, which were heard together. Ms. Doveton discussed the items.

Commissioner Poole/Commissioner Stowe — approve tabling item 27 until the May 10, 2023 Meeting — unanimous

- 28 **4053 Cleveland Highway | Use Subject to County Commission Approval** | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III, pending BOC Approval S-S; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Reginald Crayton, P.E., applicant.** NOTE: Tabled at the February 23, 2023 Voting Meeting until the March 23, 2023 Voting Meeting.

Commissioner Stowe/Commissioner Powell — approve removing item 28 from the table — unanimous

Items 27 and 28 were heard together. See item 27 for public hearing details.

Commissioner Poole/Commissioner Stowe — approve tabling item 28 until the May 10, 2023 Meeting — unanimous

- 29 **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.** NOTE: Tabled at the February 9, 2023 Voting Meeting until the March 23, 2023 Voting Meeting.

Commissioner Poole/Commissioner Powell — approve removing item 29 from the table — unanimous

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Public Hearing was previously closed at the February 9, 2023 Voting Meeting.

Commissioner Poole/Commissioner Powell — approve with the sixteen (16) conditions listed below — unanimous

Conditions:

1. *The development shall generally occur as depicted on the site plan and described in the project narrative submitted January 3, 2023, modified for compliance with zoning conditions and Hall County regulations. Both documents are incorporated and adopted as exhibits here in (see Commission Clerk for copies of such exhibits).*
 - a. *The Planning Director can approve changes in the layout related to engineering constraints or specific requirements of the end user provided the revisions do not create a need for any variances, does not reduce setback requirements, meets Gateway Corridors Overlay District (GCOD) standards, as amended herein, increases the aggregate gross floor area of the development, reduce buffers, or changes the height, design or material of the structures.*
 - b. *Adult establishments, junk yards, and billboards are prohibited.*
2. *The standards of the Gateway Corridors Overlay District (GCOD, 17.420) shall apply to any buildings visible from Cornelia Highway/SR 365 and Lula Road/SR 52 with the exception that tilt up concrete construction and TPO roof systems shall be allowed.*
3. *Alternately, if a 100 foot buffer from the Cornelia Highway/SR 365 and Lula Road/SR 52 is maintained, no GCOD Standards shall apply to these lots.*
4. *The site may require a stormwater management report shall the site plan indicate the proposed development needs stormwater thresholds, impervious surface, and/or disturbed acreage.*
5. *In lieu of project related improvements recommended by the Keck and Wood traffic study that is part of the application, other than the main entrance driveway to the development from SR 52, the Developer shall pay to Hall County the sum of \$100,000 at the time of issuance of a Certificate of Occupancy for the projects improvements on the northeast side of the stream that bisects the property. The Developer shall be responsible to obtain the necessary access permits to the main entrance driveway on SR 52 from GODT and make any necessary improvements deemed necessary by GDOT for said entrance. The Developer shall not be responsible for any other improvements on SR 365 or its intersection with SR 52. No system related improvements are required. Truck traffic for the proposed development is not allowed on Cagle Road in any form and signage shall be coordinated.*
6. *The development shall follow all Hall County Development Review processes and Storm Water requirements for the park infrastructure.*
7. *The development shall follow standard Hall County plat review standards and process requirements.*
8. *Each parcel created within the park shall obtain separate land disturbance permits and building permits prior to commencing development.*
9. *A landscape and lighting plan similar to those required for the Gateway Industrial Centre shall be approved by the Planning Director prior to issuance of land disturbance permits for the individual parcels.*
10. *Developmental restricted covenants shall be recorded prior to release of the final plat.*
11. *All conditions of zoning shall be placed on the final plat.*
12. *Front building setbacks along SR 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.*
14. *Access to the site from Cagle Road will be limited to passenger vehicles as*

shown on the revised site plan dated February 9, 2023. The driveway at this location will be a right in/left out only configuration.

- 15. A planted landscape island shall form a vegetative screen as shown on the revised site plan dated February 9, 2023, near the truck court area on the southeast side of the 1,000,000 +/- square foot building.*
- 16. Building facades will incorporate the use of earth tone colors, other than areas where natural materials are used, or for building signage.*

- 30 **8730 Forrester Road | Variance |** to sections 17.240.010 and 16.50.040 of the Hall County regulations to allow subdivision from an existing common drive on a 9.5± acre tract located on the east side of Forrester Road at approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 | **Proposed use: subdivide property |** Commission District 3 | **Hall County Planning, applicant.**

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

Commissioner Poole/Commissioner Stowe — approve withdrawal of item 30 — unanimous

- 31 **4425 & 4465 Peckerwood Road | Rezone |** from Residential-I-Low-Density (R-I-L) & Agricultural-Residential-IV (AR-IV) to Agricultural-Residential-IV (AR-IV) on a 127.81± acre tract located on the east side of Peckerwood Road at approximately 2,414 feet from its intersection with Gillsville Highway | Zoned R-I-L & AR-IV; Tax Parcel 15003 000009 & 000108 | **Proposed use: Single Family Dwelling with Caretaker Residences |** Commission District 3 | **Walter R. Hope/Total Construction, applicants.**

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

The following people addressed the Board:

Favor:

- Greg Lloyd, 421 Ridgewood Ave, Gainesville

Commissioner Poole/Commissioner Powell — approve with the five (5) conditions listed below — unanimous

Conditions:

1. The property shall be developed in accordance with the standards of the Agricultural Residential IV (ARIV, 17.120) zoning district and the requirements of 17.350.120, caretaker or employee residences. Unless further subdivided, the property shall be limited to one primary, site-built, single-family residence and permitted accessory uses, as found in 17.120.010, permitted uses. Prior to the development of any caretaker or employee residences, the applicant shall submit a request for conditional use approval from the Planning Commission and demonstrate compliance with 17.350.120.
2. The use of the property is for private use only. Up to four (4) adult horses may be boarded on the property by right. If at any point there are more than four (4) adult horses kept for the purpose of training, boarding, sales or breeding or where instruction pertaining to the same is given for a fee the property shall seek conditional use approval from the Board of Commissioners to operate as an equestrian center, as required by 17.120.040. This condition shall not prohibit the applicant from having four or more horses for private use.
3. The applicant shall record an updated deed to reflect the combination of the properties with the correct plat reference (plat book 882, page 414) prior to a building permit being issued for a residential dwelling(s).
4. The applicant shall provide documents to the Planning Department that the Conservation Easement from the Hall County Tax Assessors (Deed Book 9108, Pages 354-355 and Deed Book 9108, Pages 356-357) is reconciled prior to a building permit being issued for a residential dwelling(s).
5. 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."

County Administrator

Mr. Propes acknowledged County Administrator Jock Connell for his service to Hall County and extended well wishes in his retirement.

Commission Time

Commissioner Kathy Cooper, District 1, acknowledged County Administrator Jock Connell for his service to Hall County and extended well wishes in his retirement.

Commissioner Billy Powell, District 2, acknowledged County Administrator Jock Connell for his service to Hall County and extended well wishes in his retirement.

Commissioner Gregg Poole, District 3, acknowledged County Administrator Jock Connell for his service to Hall County and extended well wishes in his retirement. Thanked those who reached out following the passing of his father. Thanked Hall County staff for their continued service.

Commissioner Jeff Stowe, District 4, acknowledged County Administrator Jock Connell for his service to Hall County and extended well wishes in his retirement.

Chairman Richard Higgins acknowledged County Administrator Jock Connell for his service to Hall County and extended well wishes in his retirement.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 6:32 p.m. — unanimous