



## **HALL COUNTY BOARD OF COMMISSIONERS WORK SESSION SUMMARY 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)  
Monday, October 09, 2023 - 03:00 PM**

### **Call to Order**

*Chairman Higgins at 3:08 p.m.*

*Present:*

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

*Also present were County Administrator Zach Propes, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, and County Attorney William Linkous III*

### **Administration**

*Sarah Crowe, Communications & Strategic Engagement Manager, addressed the Board.*

- 1 Approval and authorization for the Chairman to execute a resolution urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the citizens of Georgia; subject to review and approval by the County Attorney.

*Consent*

### **Appointments for Consideration**

- 2 Appointment to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

*Re-appointment of Judah Echols -Consent*

- 3 Appointment to the Lula Development Authority to serve a term from September 26, 2023 to September 25, 2027. Commission Districts 1, 2, 3 & 4.

*Appointment of Commissioner Gregg Poole - Consent*

### **Planning and Development**

*Rebecca Evans, GIS Manager, addressed the Board.*

4 Approve the master services agreement for GIS Managed Services for Planning & Development to ROK Technologies, LLC of Mount Pleasant, CA, in the amount of \$117,392.00, subject to review and approval by the County Attorney.

*Consent*

5 Approve the purchase of additional GIS software licenses for cloud hosted enterprise GIS solution to Environmental Systems Research Institute, Inc. (ESRI) of Redlands, CA, in the amount of \$66,000.00.

*Consent*

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

6 **3579 Poplar Springs Road | Use Subject to County Commission Approval**  
| 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C |  
**Proposed Use: 2-lot subdivision | Commission District 3 | Fernando Magana Jr / Brenda Magana, applicant.**

7 **2353 Athens Highway | Use Subject to County Commission Approval**  
| 17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 |  
**Proposed Use: used vehicle sales | Commission District 4 | Morteza Modaber, applicant.**

8 **2353 Athens Highway | Variance** | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 | **Proposed Use: used vehicle sales | Commission District 4 | Morteza Modaber, applicant.**

9 **4260 Winder Highway | Amend Conditions of a Planned Commercial Development (PCD)** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006 | **Proposed Use: commercial signage | Commission District 1 | Masstar Signs / Craig Inabinett, applicant.**

10 **0 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development | Commission District 1 | William Schmid, Rochester/DCCM, applicant.**

11 **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of a Planned Commercial Development (PCD)** | on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development | Commission District 1 | William Schmid, Rochester/DCCM, applicant.**

12 **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 | **Proposed Use: 133 unit rental community** | Commission District 1 | **Rochester/DCCM, applicant.**

### **Public Works and Utilities**

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

13 Approve the Road Resurfacing List for the FY 2025 Local Maintenance Improvement Grant (LMIG) application for seven (7) miles of road resurfacing on thirteen (13) various County roads, in the amount of \$3,052,436.00. Commission Districts 1, 2, 3 & 4.

*Consent*

14 Approval and authorization for the Chairman to execute the Stormwater Management Program (SWMP) for Hall County in order to meet Georgia Environmental Protection Division (EPD) requirements on the National Pollutant Discharge Elimination System (NPDES) permit. Commission Districts 1, 2, 3 & 4.

*Consent*

15 Approve the acceptance of a \$614,732.00 Guaranty Performance/Maintenance Agreement for the streets, stormwater management facilities, and sidewalks in Union Grove Phase 1 Subdivision. Commission District 1.

*Consent*

### **Sheriff's Office**

*Sergeant Mike Free, Sheriff's Office, addressed the Board.*

16 Approve the purchase of three (3) 2023 Dodge Charger Pursuit Vehicles for the Sheriff's Office to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of \$108,917.94.

*Consent*

### **County Administrator**

*Mr. Propes did not have any items to report.*

### **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 3:32 p.m.*