



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING 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)  
Wednesday, May 08, 2024 - 06:00 PM**

**Call to Order**

*Chairman Higgins at 6:05 p.m.*

*Present:*

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

*Also present were County Administrator Zach Propes, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon*

**Approve Agenda**

*Commissioner Powell/Commissioner Poole — approve — unanimous*

**Invocation**

- 1 Chairman Richard Higgins

**Pledge**

- 2 Commissioner Gregg Poole

**Public Comments**

*There were no comments from the public.*

**Proclamation/s**

- 3 Approve the Proclamation recognizing Saturday, May 11, 2024 as Mike Little Day.

*Commissioner Stowe presented Amy Little with the Proclamation.*

*Commissioner Stowe/Commissioner Poole — approve — unanimous*

- 4 Approve the Proclamation proclaiming May 12-18, 2024 as National Police Week.

*Commissioner Poole presented Sheriff Gerald Couch, Deputy Kevin Edwards, Russell Rungruang, Sergeant Mitch Salain, Investigator Danielle Cuneo, Lieutenant Trey McConnell and Investigator Scott Buffington with the Proclamation.*

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

### **Consent Agenda**

*Commissioner Poole/Commissioner Stowe — approve — unanimous*

- 5 Approve the May 6, 2024 Work Session minutes.
- 6 Approve the April 23, 2024 Voting Meeting minutes.
- 7 Approve the Agreement for Payment in Lieu of Ad Valorem Taxation between ACTS Retirement-Life Communities, Inc. and Hall County, subject to review and approval by the County Attorney.
- 8 Approve the purchase of twenty-five (25) Poll Pads for Elections to KNOWiNK, LLC of St. Louis, MO, in the amount of \$53,125.00.
- 9 Approve the renewal of the annual contract for RFQ/P #42-009 Landscape Maintenance Services for various County departments to ACS Landscape Management, Inc. of Oakwood, GA. The estimated annual cost is \$260,534.00.
- 10 Approve the renewal of the annual contract for IFB #004-43 Emergency Back-Up Power Generator Maintenance to Power & Energy Services, Inc. of Powder Springs, GA. The estimated annual cost is \$652,661.00.
- 11 Approve the declaration of surplus vehicles and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable, and authorize the Purchasing Division to upload for auction on GovDeals.com auction website, subject to review and approval by the County Attorney.
- 12 Approve the award of IFB #042-44 Repaving Gould Lane Compactor Site for Public Works & Utilities to Ryals Brothers, LLC of Gainesville, GA, in the amount of \$81,414.00.
- 13 Approve the award of IFB #016-45 Roll-Off Solid Waste and Recycling Hauling Services for Public Works & Utilities to Blue Level Services, LLC of Clarkesville, GA, in the amount of \$812,323.72.
- 14 Approve award of Task Order #2024-027 White Sulphur Road Intersection & Widening and Task Order #2024-029 Cagle Road Intersection Improvements under RFQ/P #41-001 Demand Services for Civil Engineering for Public Works & Utilities to Atlas Technical Consultants, LLC of Duluth, GA, in the amount of \$833,605.00.

- 15 Approval and authorization for the Board of Commissioners to execute a resolution to ratify and affirm all actions taken in furtherance of the Cagle Road Roadway Improvement Project between November 15, 2022 and May 5, 2024, and authorize the execution of any and all documents necessary to effectuate the ratification and affirmation, subject to review and approval by the County Attorney.
- 16 Approval and authorization for the Board of Commissioners to execute a resolution to ratify and affirm all actions taken in furtherance of the White Sulphur Road Realignment Project between November 15, 2022 and May 5, 2024, and authorize the execution of any and all documents necessary to effectuate the ratification and affirmation, subject to review and approval by the County Attorney.
- 17 Approve the acceptance of \$2,347,716.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sidewalks and Sewer in Clark Farms Phase I Subdivision. Commission District 1.

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

*Beth Garmon, Assistant Director of Planning and Development, addressed the Board.*

- 18 **6189, 6191, 6193 & 6195 Christy Lane | Rezone** | from Residential I (R-I) to Agricultural Residential III (AR-III) on a combined 17.13± acre tract located on the north side of Christy Lane, approximately 476 feet from its intersection with Spout Springs Road | Zoned R-I; Tax Parcels 15046 000087, 000088, 000089 & 000100 | **Proposed Use: 4-lot single-family development** | Commission District 1 | **James & Amanda Edwards, applicant**

*Mr. Lawhon introduced the item. Ms. Garmon discussed the item. Mr. Lawhon conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Amanda Edwards, 6195 Christy Lane, Gainesville*

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

*Condition:*

1. *There shall be no further subdivision of the existing tracts.*

- 19 **3302 & 3212 Antioch Campground Road and 3446, 3450 & 3456 Looper Lake Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a combined 59.31± acre tract located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006, 000004, 000059, 000061, and 000062 | **Proposed Use: 115-lot single-family development** | Commission District 2 | **The Revive Land Group, LLC, applicant**

*Mr. Lawhon introduced the item. Ms. Garmon discussed the item. Mr. Lawhon conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- Neville Allison, 3500 Lenox Road, Suite 625, Atlanta*

*Opposition:*

- Deb Parrish, 3679 Looper Lake Point, Gainesville*
- Deborah Dunagan, 1017 Farmhouse Road, Gainesville*

*Commissioner Powell/Commissioner Stowe — approve with the thirty (30) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan dated April 23, 2024, and as described in the project narratives provided by the applicant, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request unless explicitly listed herein.*
- 3. The development shall be limited to 114 single-family homes.*
- 4. The minimum heated floor area (HFA) shall be 1,675 square feet.*
- 5. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.*
- 6. Front-entry garage orientation may be semi-flush with the front façade, protruding no greater than 8 feet beyond the front façade as shown on the submitted plan elevations included in the project narrative. Garage door width shall not exceed 46% of the width of the front façade of the residence. No part of the residential structure shall be closer than 25 feet to the front property line.*
- 7. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.*

8. *All lots shall access internal subdivision roads only. No lot shall have direct access to Antioch Campground Road, Looper Lake Road, or Allison Road.*
9. *All existing structures must be removed from the property prior to any residential building permits being issued.*
10. *The development shall be limited to a maximum of ten model homes prior to recording of the final plat. All life-safety regulations shall be satisfied prior to the issuance of a permit for a model home.*
11. *All designated open space, buffer areas, and stormwater detention ponds within the development shall be commonly held, and not by any individual homeowner(s).*
12. *All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
13. *According to 17.180.060.B.6.a There shall be two trees per lot. Trees shall be considered understory species, and may or may not be flowering trees, and shall not exceed a maximum mature height of 30 feet. Trees species are to be approved by the Assistant Director of Planning and Development, or their designee.*
14. *HOA, or property owner if located on a private individual lot, will be responsible for any portion of the sewer system not dedicated to the City of Gainesville and any sewer maintenance necessary for sewer lines not located within the public right-of-way or easements.*
15. *All chain link fencing around detention pond areas shall be black vinyl-coated. This standard shall not be applicable to the detention pond closest to Antioch Campground Road, which shall be designed as a shallow grassed and/or landscaped pond to maximize aesthetic appeal as shown in Exhibit A.*
16. *The lots impacted by the stormwater pond referenced in Exhibit A may be reduced in area to a minimum of 6,000 square feet. No more than 15 lots affected by this stormwater pond shall be permitted to be less than 8,000 square feet.*
17. *Development shall be age restricted, following HUD guidelines for 55+ communities.*
18. *A 10-foot landscape strip with an ornamental iron fence with brick or stone columns shall be installed along Antioch Campground Road. The applicant or developer shall have the option to install a fence and column of the same design along all portions of Allison Road, with prior notification of the Assistant Director of Planning and Development, and her acknowledgment.*
19. *Amenities including nature trail, pickleball courts, dog park, fire pit, swimming pool, and clubhouse shall be completed prior to twenty-five percent (25%) build-out. Additional amenities may be constructed by the developer at the discretion and approval of the Assistant Director of Planning and Development.*
20. *All retaining wall finishes shall be tumbled face products in natural stone colors.*
21. *Homes shall feature decorative carriage-style garage doors. A minimum of five (5) lots shall have homes with side-entry garages.*
22. *The pump station and discharge line shall be designed and constructed in such a way to accommodate only the subject development. The pump station shall not be upgraded or expanded to accommodate any future development.*
23. *Sidewalks shall be 5 feet wide on both sides of the road.*
24. *All traffic engineering standards shall be met, and associated costs shall be the sole responsibility of the developer.*

25. *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."*
26. *Short Term Rentals shall be prohibited.*
27. *The development shall include a minimum of 30% open space as required by the Planned Residential Development. However, the development shall be exempt from open space requirements as listed in sections 17.430.100 through 17.430.150, as shown under the Conservation Subdivision design option chapter, which provides open space standards for such developments.*
28. *The traffic study shall be updated prior to the issuance of a Land Disturbance Permit. The traffic study shall reflect the revised site plan and proposed entrance on Allison Road. All recommendations of the traffic study, as well as any other traffic requirements (local, state, or federal) shall be adhered to. Any improvements shall be at the cost of the developer.*
29. *The developer shall be responsible for dedicating 5 feet of right-of-way along the subject property frontage adjacent to Looper Lake Road. The transitional landscape buffer may be reduced to 45 feet in width along this affected boundary.*
30. *Developer shall install a double row silt fence plus hay bales along western boundary to protect stream during construction.*

### **County Administrator**

*Mr. Propes addressed the Board.*

- *Stated this week is Public Service Recognition Week (first week of May) and thanked Hall County employees for their service to Hall County.*
- *Stated this week is also Municipal Clerks Week (May 5-11). Recognized Commission Clerk Jennifer Rivera and Deputy Clerk Abril Olivas for their service to Hall County.*

### **Commission Time**

*Commissioner Gregg Poole, District 3, stated that he would have voted for item 19 if the applicant had spoken with the neighboring homeowners.*

### **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 6:47 p.m. — unanimous*