



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION 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
Monday, September 23, 2024 - 03:00 PM

Call to Order

Chairman Higgins at 3:00 p.m.

Present:

Chairman Richard Higgins, 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 Ana Dominguez and County Attorney William Linkous III

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

- 1 Approve the purchase and installation of two (2) Liebert EXM Uninterrupted Power Supply (UPS) systems and associated accessories for E-911 to SHI International Corp. of Somerset, NJ in the amount of \$232,143.14.

Consent

Human Resources

Dr. LisaRae Jones, Director of Human Resources, addressed the Board.

- 2 Approve the award of RFP/Q#45-007 Life & Disability Supplemental Health Benefits for Human Resources to Prudential Financial, Inc., of Newark, NJ; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is \$1,265,569.00.

Consent

Planning & Zoning

Beth Garmon, Director of Planning & Zoning, addressed the Board.

- 3 **4745 Cagle Mill Road | Rezone** | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) within the Gateway Corridors Overlay District (GCOD) | on a 10.59± acre tract located on the east side of Cornelia Highway (GA-365), approximately 4,970 feet from Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 00254 (pt.) | **Proposed Use: Industrial development** | Commission District 3 | **Josh Boling, applicant**
- 4 **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone** | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 (pt.), 15019 000043 & 15019 000114 | **Proposed Use: 349-unit residential development** | Commission District 3 | **Josh Boling, applicant**
- 5 **2052 Spring Road | Reestablishment of a Nonconforming Use** | on a 0.19± acre tract located on the north side of Spring Road, approximately 237 feet from its intersection with Skelton Road | Zoned H-B, Tax Parcel 00122 002010 | **Proposed Use: Single-family residence** | Commission District 4 | **Ashley Xitlaly Ruelas, applicant**
- 6 **3475 Cook Road | Use Subject to County Commission Approval** | on a 13.91± acre tract located on the east side of Cook Road approximately 1,503 feet from its intersection with Davis Bridge Road | Zoned AR-III & VC; Tax Parcel 10068 000005C | **Proposed Use: 6-lot subdivision** | Commission District 2 | **Decatur Presbyterian Church, applicant**
- 7 **4336, 4370, & 4420 Benefield Road | Rezone** | from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development** | Commission District 1 | **Edge City Properties, Inc., applicant**
- 8 Public Hearing to amend Chapter 17.216 entitled "Short Term Rental" of the Official Code of Ordinances of Hall County, Georgia by deleting the current Chapter 17.216 of the Code of Ordinances in its entirety and inserting the word "Reserved" in place thereof; to amend Section 17.20.540 by deleting the current Section 17.20.540 and inserting a new Section 17.20.540 in lieu thereof; by inserting a new Chapter 5.100 entitled "Short Term Rentals" in Title 5 of the Code of Ordinances of Hall County, Georgia; and to provide for an effective date for said resolution; to repeal conflicting ordinances and resolutions; and for other purposes.

Public Works and Utilities

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

- 9 Approval and authorization for the Chairman to execute a renewal application for the WaterFirst Program; authorization for the Chairman to execute any and all documents necessary to effectuate the program's renewal, subject to review and approval by the County Attorney.

Consent

County Administrator

Mr. Propes addressed the Board and presented a "WIN" video highlighting Hall County's LEADS program.

Public Comments

There were no comments from the public.

Commission Time

Commissioner Jeff Stowe, District 4, invited everyone to the Health Department Ribbon Cutting on Wednesday, September 25, 2024 at 2:00 pm.

Adjourn

Chairman Higgins adjourned the meeting at 3:18 p.m.