



**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, October 24, 2024 - 06:00 PM

Call to Order

Chairman Higgins at 6:00 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 Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, 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.

Consent Agenda

Commissioner Powell/Commissioner Poole — approve — unanimous

- 3 Approve the October 21, 2024 Work Session minutes.
- 4 Approve the October 10, 2024 Voting Meeting minutes.

- 5 Approve the October 10, 2024 Executive Session minutes.
- 6 Approve the October 10, 2024 Meeting minutes.
- 7 Approve the sole source purchase of Trane HVAC direct digital controls for the Emergency Services Center for Central Services to Trane U.S. Inc. of Atlanta, GA, in the amount of \$189,995.61.
- 8 Approve the purchase of new all-inclusive playground equipment at Laurel Park for Parks & Leisure to Playground Creations of Atlanta, GA, in the amount of \$334,894.50.
- 9 Approve the award of Task Order #2025-021 Laurel Park Trail Improvements for Parks & Leisure Services to Chattahoochee Group, Inc. of Clermont, GA, in the amount of \$349,993.83.
- 10 Approve the annual contract for Everbridge Mass Notification Alert System for Emergency Management to Everbridge, Inc. of Pasadena, CA, in the amount of \$64,914.71.
- 11 Approve the award of RFQ/P #45-018 Design-Build Services for Fiber Cabling Installation for Management Information Systems (MIS) to Network Cabling Infrastructures, LLC of Duluth, GA, in the amount of \$377,277.35.
- 12 Approve the ratification of the application for the US Department of Transportation Federal Railroad Administration's Railroad Crossing Elimination Grant Program to provide funds for the project planning phase to relocate the Navajo Circle Railroad Crossing, in the amount of \$319,360.00. If awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. A match of \$79,840.00 will be required.
- 13 Approval and authorization for the Chairman to execute a Settlement Agreement with DANJI, LLC and Phoenix Financial Holdings, Inc. to acquire a portion of White Sulphur Road Realignment Project Parcels 1, 3, and 7 in the amount of \$1,350,000.00; and authorization to execute any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney. Commission District 3.
- 14 Approve the ratification of the purchase of a 2025 Freightliner M2106 Asphalt Pro-Patcher Truck for Public Works & Utilities to Doggett Freightliner of South Texas, LLC, of Austin, TX, in the amount of \$209,252.70.
- 15 Approve the request by Georgia Department of Transportation (GDOT) for Sardis Road Connector Project (PI# 0003626) Local Participation funds, in the amount of \$3,391,483.75. Commission District 2.
- 16 Approve the sole source purchase of Guard1 Inmate Tracking and Accountability Software and Equipment for the Hall County Jail to TimeKeeping Systems, Inc. of Solon, OH. The estimated cost is \$145,633.59.
- 17 Approve the purchase of twelve (12) new 2023 Dodge Chargers for the Sheriff's Office to Jacky Jones Chrysler Dodge Jeep Ram of Cleveland, GA, in the amount of \$421,992.00.

- 18 Approve the ratification of the application and award for the 2025 Georgia Highway Enforcement of Aggressive Traffic (HEAT) Grant for the Sheriff's Office to provide 100% funding for enforcement hours, operating and travel expenses in the amount of \$151,680.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.
- 19 Approve the 2022 personal property refund in the amount of \$1,892.62 for overpayment of Hall County taxes regarding account #337470 in the name of Elizabeth B. Thompson.
- 20 Approve the 2023 personal property refund in the amount of \$2,000.32 for overpayment of Hall County taxes regarding account #341353 in the name of John T. Crane.

Other Business - Development Services

Randi Doveton, Director of Development Services, addressed the Board.

- 21 Public Hearing on the Malt Beverage Package License for Fortuna Supermercado Corp. located at 5337 Thompson Bridge Road, Murrayville, GA 30564. Ownership is Fortuna Supermercado Corp. Managing Agent is Juan David Betancur and Registered Agent is Sharon Walters. Commission District 2.

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

The following people addressed the Board:

Favor:

- *Juan Betancur, 1563 Josh Valley Lane, Lawrenceville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

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

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

22 **5991 Swansea Road | Amend Conditions of Zoning |** on a 38.45 ± acre tract located on the south side of Swansea Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 | **Proposed Use: 100-lot subdivision | Commission District 1 | Abernathy Engineering Group, applicant** NOTE: Tabled at the September 10, 2024 Voting Meeting until the October 24, 2024 Voting Meeting.

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

Commissioner Cooper/Commissioner Powell — approve removing item 22 from the table — unanimous

Commissioner Cooper/Commissioner Powell — approve tabling item 22 until the December 12, 2024 Voting Meeting — unanimous

23 **0 & 3454 Gillsville Highway | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 30.78± acre tract located on the south side of Gillsville Highway (GA-323), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | **Proposed Use: 20-lot residential subdivision | Commission District 3 | Sabina Chowdhury, applicant** NOTE: Tabled at the September 10, 2024 Voting Meeting until the October 24, 2024 Voting Meeting.

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

Commissioner Poole/Commissioner Stowe — approve removing item 23 from the table — unanimous

Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Steve Gilliam, 340 Jesse Jewell Parkway, Gainesville*

Opposition:

- Anna Hewell, 4413 Sugar Maple Place, Gainesville*

Commissioner Poole/Commissioner Stowe — approve tabling item 23 until the November 14, 2024 Voting Meeting — unanimous

24 **3613 White Sulphur Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | **Proposed Use: Agricultural market | Commission District 3 | Reynolds-Hemmer Properties, LP, applicant**

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

The following people addressed the Board:

Favor:

- Lee Hemmer, 3945 Reynolds Road, Gainesville

Commissioner Poole/Commissioner Powell — approve with the eight (8) conditions listed below — unanimous

Conditions:

1. The property shall be developed in accordance with the site plan dated July 18, 2024, and as described in the project narrative received August 1, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The frontage strip landscape design shall utilize the existing mature vegetation and may be supplemented with additional landscaping to conform with Gateway Corridors Overlay District standards. Final review of the landscape plans shall be subject to the approval of the Director of Planning and Zoning or their designee.
3. The existing mature landscaping shall be maintained within the 25-foot transitional buffers along the east and south property lines. The development and any site improvements shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. It shall be the developer's responsibility to determine if a land disturbance permit is required for any future site work.
4. Access to the property shall be from White Sulphur Road only. No access shall be permitted from Cornelia Highway (SR365). The developer shall be responsible for all costs associated with improvements necessary for access to the development.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
7. 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."
8. All exterior renovations shall be approved by the Planning Director.

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Early Voting is currently underway and will continue through November 1, 2024. For questions about early voting or access to your ballot proof, visit the Elections page on the Hall County website. Early Voting locations are:*
 - *North Hall Community Center*
 - *East Hall Community Center*
 - *Mulberry Creek Community Center*
 - *Spout Springs Library*
 - *Murrayville Library*
 - *Chicopee Woods Ag Center*
 - *Gainesville Civic Center*
- *Hall County Offices will be closed on Monday, November 11, 2024 in observance of the Veteran's Day holiday.*

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:26 p.m. — unanimous