



**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
Tuesday, January 21, 2025 - 03:00 PM

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

Chairman David Gibbs, Vice-Chairman Jeff Stowe and Commissioners Kathy Cooper, Billy Powell and Gregg Poole

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

Appointments for Consideration

- 1 Approve the re-appointment of Commissioner Kathy Cooper to serve on the Board of Health. Chairman's designee.

Re-appointment of Commissioner Kathy Cooper — Consent

- 2 Approve the re-appointment of Commissioner Jeff Stowe to serve on the Chicopee Woods Area Park Commission. Chairman's designee.

Re-appointment of Commissioner Jeff Stowe — Consent

- 3 Approve the re-appointment of Commissioner Billy Powell to serve on the Tax Allocation District (TAD) Advisory Committee. Chairman's designee.

Re-appointment of Commissioner Billy Powell — Consent

- 4 Approve the appointment of Chairman David Gibbs to serve on the Georgia Mountains Regional Commission (GMRC). Chairman's appointment.

Appointment of Chairman David Gibbs — Consent

Community Services and Parks

Brent Holloway, Director of Community Services and Parks, addressed the Board.

- 5 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to animal control, subject to review and approval by the County Attorney.

Consent

Development Services

Captain Barry Shaw, Interim Director of Development Services, addressed the Board.

- 6 Public Hearing on the Malt Beverage & Wine Package license for Chevron Food Mart located at 3610 White Sulphur Road, Gainesville, GA 30507. The owner of the business is BP 3610, LLC. The Managing Agent is David Chhetri and the Registered Agent is Aftab Khan. Commission District 3.
- 7 Public Hearing on the Malt Beverage and Wine Package License for Green Food Mart Store, LLC located at 1405 Athens Street, Gainesville, GA 30507. Managing Agent is Amber Khan and the Registered Agent is Muhammed Khan. Commission District 4.

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 8 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to fireworks, subject to review and approval by the County Attorney.

Consent

Planning & Zoning

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

- 9 **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** NOTE: Tabled at the September 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting. NOTE: Tabled at the December 12, 2024 Voting Meeting until the January 23, 2025 Voting Meeting.

- 10 **0 & 4435 Ridge Road | Rezone** | from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S, Tax parcels 08154 000022 & 000017 | **Proposed Use: Mixed-use development** | Commission District 1 | **Scott Puckett, Inc., applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting.
- 11 **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant** Note: Heard at the January 9, 2025 Voting Meeting. For decision only.
- 12 **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting.
- 13 **3042 Beards Road | Rezone** | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax parcel 07329 003012 | **Proposed Use: Single-family residence** | Commission District 2 | **Tim Mooney, applicant**
- 14 **3835 & 3875 Cornelia Highway | Amend Conditions of Zoning** | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | Commission District 3 | **Rochester | DCCM, applicant**
- 15 **4767 E Reed Road | Rezone** | from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, applicant**
- 16 **4767 E Reed Road | Use Subject to County Commission Approval** | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, applicant**

Public Works and Utilities

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

- 17 Approve the application for the 2025 US Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program to provide funds for road improvements for the Spout Springs Road Widening, Phase 2, in the amount of \$25,000,000.00. A match of \$52,514,602.00 will be required.

Consent

- 18 Approve the extension of \$187,250.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Mount Vernon Manor Subdivision. Commission District 3.

Consent

Treatment Services

Suzanne Stanley, Assistant Director of Treatment Services, addressed the Board.

- 19 Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Bureau of Justice Assistance (BJA) FY 2022-2023 Byrne State Crisis Intervention Program Behavioral Health Deflection Grant for Treatment Services to provide peer recovery support services to program participants in the amount of \$26,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match required.

Consent

County Administrator

Mr. Propes addressed the Board and presented a presentation regarding HB 581 and HB 1268. Discussed differences between the statewide exemption and the local exemption including assessment years and opt out options. Stated there are three (3) public hearings that will be required and that there will be public notice sent out. The Board agreed to go ahead with the public hearings and notices. Final action would occur on Thursday, February 27, 2025 at 6:00 pm.

Public Comments

There were no comments from the public.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Chairman Gibbs adjourned the meeting at 4:00 p.m.