



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING AGENDA**

Hall County Government Center 2nd Floor  
2875 Browns Bridge Road  
Gainesville, GA 30504

Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
**Thursday, February 27, 2025 - 06:00 PM**

**Call to Order**

**Approve Agenda**

**Invocation**

- 1 Commissioner Gregg Poole

**Pledge**

- 2 Commissioner Jeff Stowe

**Public Comments - Agenda Items Only (2 minutes per speaker/20 maximum)**

**Proclamation/s**

- 3 Approve the proclamation recognizing Pamela Elliott's retirement after 20 years of service to Hall County, Georgia.
- 4 Approve the proclamation recognizing Todd Allen Folger's retirement after 30 years of service to Hall County, Georgia.
- 5 Approve the proclamation recognizing Gina Pilcher's service to Hall County, Georgia.

**Consent Agenda**

- 6 Approve the February 24, 2025 Work Session minutes.
- 7 Approve the February 24, 2025 Executive Session minutes.
- 8 Approve the February 24, 2025 Meeting minutes.
- 9 Approve the February 20, 2025 Special Called Meeting minutes.
- 10 Approve the February 13, 2025 Voting Meeting minutes.
- 11 Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, April 10, 2025 Voting Meeting and schedule a Meeting on Tuesday, April 8, 2025 at 6:00 p.m.

- 12 Approve the re-appointment of Commissioner Jeff Stowe to the Lanier Joint Development Authority to serve a term from March 2, 2025 to March 1, 2029. Commission Districts 1, 2, 3, & 4.
- 13 Approve the award of IFB #039-45 Concrete Column Repairs at the Hall County Government Center for Central Services to Midwest Maintenance, Inc. of Piqua, OH, in the amount of \$116,409.88.
- 14 Approve Change Order #1 under RFQ/P #43-004 Sewer System Operation Services for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL, in the amount of \$180,562.00.
- 15 Approve the single source purchase of Allen Creek Landfill permitting and planning services for Public Works & Utilities from Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of \$280,000.00.
- 16 Approve the release of \$64,391.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in The Chateau by Highlands Subdivision. Commission District 1.
- 17 Approve the release of \$86,000.00 Irrevocable Letter of Credit/Performance Agreement in Overlook at Marina Bay Subdivision. Commission District 2.
- 18 Approve the release of \$501,017.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in The Retreat at Chicopee Subdivision. Commission District 2.
- 19 Approve the extension of \$326,569.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Phase 3 Subdivision. Commission District 1.
- 20 Approve the extension of \$451,409.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Phase 1 Subdivision. Commission District 1.
- 21 Approve the extension and reduction of a Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks from \$651,335.39 to \$281,434.00 in Union Grove Phase 2 Subdivision. Commission District 1.
- 22 Approve the purchase of twenty (20) Getac B360 laptops and related equipment for the Sheriff's Office to PCN Strategies, Inc. of Washington, DC, in the amount of \$105,602.85.

### **Other Business - Administration**

- 23 Approve the removal of the septic tank permit from the Development Services permitting workflow and require that septic tank permits be obtained from Environmental Health prior to a building permit application effective March 31, 2025.
- 24 Third public hearing regarding Hall County's intent to opt out of the statewide adjusted base year ad valorem homestead exemption for Hall County otherwise granted by O.C.G.A. § 48-5-44.2(b).

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

- 25     **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. Note: Tabled at the January 23, 2025 Voting Meeting until the February 13, 2025 Voting Meeting. Note: Tabled at the February 13, 2025 Voting Meeting until the February 27, 2025 Voting Meeting.
- 26     **4212 Roy Parks Road | Rezone** | from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility** | Commission District 3 | **Clean Eagle RNG, LLC, applicant**
- 27     **5444 Oak Manor Way | Variance** | Section 8.4 to vary sidewalk standards | on a 1.46± acre tract located on the east side of Mount Vernon Road approximately 820 feet from its intersection with Ben Parks Road | Zoned R-1; Tax Parcel 11031 000005 | **Proposed Use: 22-lot single-family subdivision** | Commission District 3 | **PHD Developments LLC, applicant**
- 28     **0 & 2010 Candler Road | Rezone** | from Heavy Industrial (I-II) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 59.62± acre tract located on the west side of Candler Road, approximately 1,665 feet from its intersection with Lee Land Road | Zoned I-II (GOCD), Tax Parcels 15031A000001 & 000002 | **Proposed Use: Industrial park** | Commission District 3 | **Paden M. Dunagan, applicant**
- 29     **2811 Athens Highway | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Permitted uses in heavy industrial zoning district** | Commission District 3 | **Paden M. Dunagan, applicant**
- 30     **2811 Athens Highway | Use Subject to County Commission Approval** | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Outdoor storage** | Commission District 3 | **Paden M. Dunagan, applicant**

### County Administrator

### Commission Time

- 31     Approve the creation of a seven (7) panel advisory board related to the new courthouse project.

### Adjourn

*Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.*