



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION 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
Monday, February 24, 2025 - 03:00 PM

Call to Order

Administration

- 1 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.
- 2 Second 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).
- 3 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.

Appointments for Consideration

- 4 Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2025 to March 1, 2029. Commission Districts 1, 2, 3, & 4.

Central Services

- 5 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.

Planning & Zoning

- 6 **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.

- 7 **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**
- 8 **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**
- 9 **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**
- 10 **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**
- 11 **2811 Athens Highway | Use Subject to County Commission Approval** | 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: Outdoor storage** | Commission District 3 | **Paden M. Dunagan, applicant**

Public Works and Utilities

- 12 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.
- 13 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.
- 14 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.
- 15 Approve the release of \$86,000.00 Irrevocable Letter of Credit/Performance Agreement in Overlook at Marina Bay Subdivision. Commission District 2.
- 16 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.

- 17 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.
- 18 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.
- 19 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.

Sheriff's Office

- 20 Approve the purchase for 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.

County Administrator

Public Comments (PUBLIC HEARING ITEMS (i.e. ZONINGS, ORDINANCE CHANGES, ETC.) WILL ONLY BE RECEIVED AT THE REGULAR SCHEDULED VOTING MEETINGS IN WHICH THE ITEM IS TO BE HEARD) 2 minutes per speaker/20 minutes maximum

Commission Time

- 21 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.