



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING SUMMARY MINUTES**

Hall County Government Center 2<sup>nd</sup> Floor  
2875 Browns Bridge Road, Gainesville, GA, 30504  
Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
**Thursday, August 26, 2021 - 06:00 PM**

**Call to Order**

*Chairman Higgins at 6:00 p.m.*

***Present:***

*Chairman Richard Higgins, Vice Chairman Jeff Stowe and Commissioners Kathy Cooper, Billy Powell, and Shelly Echols*

*Also present were County Administrator Jock Connell, Assistant County Administrators Marty Nix and Zach Propes, Commission Clerk Lisa Ritchie and County Attorney Van Stephens*

**Approve Agenda**

*Commissioner Stowe/Commissioner Echols — 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 Echols — approve — unanimous*

- 3 Approve the August 23, 2021 Work Session Minutes.
- 4 Approve the August 12, 2021 Voting Meeting Minutes.
- 5 Approve the August 12, 2021 Executive Session Minutes.

- 6 Approve the August 12, 2021 Special Called Meeting Minutes.
- 7 Approve the nominations of Jenny Floyd, Gale Miller, and Hart W. Payne to the Hospital Authority for the term from October 1, 2021 to September 30, 2024. Commission District 3.
- 8 Approve the nominations of Ben Hawkins, Gary Funk, and Lee Rogers to the Hospital Authority for the term from October 1, 2021 to September 30, 2024. Commission District 4.
- 9 Approve the award and resolution of the Georgia Department of Natural Resources Outdoor Recreation Legacy Partnership Program Grant for Butler Park in the amount of \$536,500.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. A cash match of \$250,000.00 is required.
- 10 Approve the purchase of two (2) Ford F-250 vehicles for Hall County Road Maintenance from Allan Vigil Ford Lincoln in Morrow, GA, in the amount of \$90,877.08.
- 11 Approve the Memorandum of Understanding between Hall County and the Georgia Mountain Food Bank to assist with the Georgia Department of Community Development Block Grant Coronavirus (CDBG-CV) and authorize the Chairman to execute the agreement.
- 12 Approve the letter of request and contract with the Georgia Mountains Regional Commission (GMRC) for application preparation and general administrative services for the Georgia Department of Community Affairs Community Development Block Grant Coronavirus (CDBG-CV) funding for Food Banks and authorize the Chairman to execute all related documents, subject to review by the County Attorney.
- 13 Approve the renewal of annual contracts for IFB #027-41 Uniform Purchase Supply for various County departments to Uniforms Unlimited of Athens, GA, Smyrna Police Distributors, Inc. of Smyrna, GA, Dana Safety Supply, Inc. of Sugar Hill GA, GT Distributors, Inc. or Austin, TX, Strongpoint of Gainesville, GA, and T&T Uniforms South, Inc. of Jonesboro, GA. The estimated annual cost is \$210,000.00.
- 14 Approval and authorization for the Chairman to execute a Resolution revising the Hall County Code of Ordinances, Sections 3.90.020 and 3.90.040, by deleting the requirement that certain manufactured homes and mobile homes display property tax decals, subject to approval by the County Attorney.
- 15 Approve a resolution to grant the Chairman the authority to execute a resolution to temporarily suspend the county's prohibition against extension of sidewalk bonds beyond the 24 month period, subject to review by the county attorney.
- 16 Approve the award of RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various County roads for Hall County Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA and Pittman Construction Company of Conyers, GA.

**Other Business - Appointments for Consideration**

- 17 Hospital Authority Nominations (3) for a term from October 1, 2021 to September 30, 2024. Commission District 2.

*Commissioner Powell/Commissioner Stowe — approve nominations of Jack Keener, Roger Sulhoff, and Pat Powell — unanimous*

### **Other Business - County Attorney**

*Tread Syfan, Stewart Melvin & Frost addressed the Board.*

- 18 Approve the resolution of the Hall County Board of Commissioners to approve the execution and delivery of the first supplement to Intergovernmental Contract with the Hospital Authority of Hall County and the City of Gainesville; to identify the annual principal and interest requirements on the Series 2021B Certificates which are the subject of such Intergovernmental Contract; to ratify the provisions of the original Intergovernmental Contract between such Hospital Authority and Hall County; to approve the execution and delivery of certificates relating to County information; to approve the execution and delivery of a continuing disclosure agreement; to ratify certain actions previously taken by the County and for other purposes.

*Mr. Syfan stated that the gross savings over the next 33 years, based on marketing on August 26, 2021, from the issuance of the new bonds, is \$79,651,000.00.*

*Commissioner Cooper/Commissioner Powell — approve — unanimous*

### **Other Business - Public Works and Utilities**

*Commissioner Stowe/Commissioner Cooper - remove item 19 from the table - unanimous*

*Commissioner Cooper/Commissioner Powell - remove items 19 and 20 from the Agenda - unanimous*

- 19 Approve the Collection of a \$451,409.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Subdivision Phase I. Commission District 1. NOTE: Tabled at the August 12, 2021 Voting Meeting to the August 26 Voting Meeting.

*Item 19 was removed from the Agenda*

- 20 Approve the Collection of a \$721,854.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Phase 1 Subdivision. Commission District 2.

*Item 20 was removed from the Agenda*

### **Other Business - Planning and Development**

*Sarah McQuade, Director of Planning and Development, addressed the Board.*

- 21 Second Reading and Public Hearing for a new Malt Beverage and Wine Package alcohol license for Subhanallah Food Mart, located at 2925 Mountain View Road, Gainesville, GA 30504. Ownership is Al Ghani Food Mart, LLC. License holder and registered agent is Farooq Khan, Hall County Resident. Commission District 2.

*Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.*

*There were no comments from the public.*

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

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

- 22 Application of D. Barrett Investment Properties, LLC to rezone from Agricultural Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.70± acre tract located on the east side of Thompson Bridge Road approximately 684 feet from its intersection with Southers Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III & R-II; Tax Parcel 10104 000002. Proposed Use: car wash and self-storage warehouse facility. Commission District 2. NOTE: Tabled at the July 8, 2021 Voting Meeting to the August 26, 2021 Voting Meeting.

*Mr. Stephens introduced the item.*

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

*Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Tyler Smith, 301 Green Street, Gainesville*

*Opposition:*

- *Steven Egges, 4601 Charlotte Park Drive, Suite, 210, Charlotte, NC*
- *Augie DeAugustinis, 3743 Dove Cove Circle, Gainesville*
- *Richard Bergan, 4514 Even Song Lane, Gainesville*
- *Kenneth Brown, 3766 Valley Hall Lane, Gainesville*

*Rebuttal to the opposition:*

- *David Barrett, 1744 South Lumpkin Street, Athens*
- *Tyler Smith*

*Commissioner Powell/Commissioner Echols — deny — unanimous*

- 23 Appeal of the Planning Commission's denial of Sergio Felix/Conde Properties, LLC for a Use Subject to Planning Commission approval on a 0.47± acre tract located on the east side of Dorsey Circle approximately 445 feet from its intersection with Dorsey Drive; a.k.a. 3623 Dorsey Circle; Zoned AR-III; Tax Parcel 08034 002014. Proposed Use: expansion of a non-conforming use —two residences on one parcel. Commission District 2.

*Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Appeal.*

*The following people addressed the Board:*

*Favor:*

- *Sergio Felix, 4594 Bagwell Drive, Gainesville*

*Commissioner Powell/Commissioner Stowe — grant the appeal with the stipulation that Mr. Felix must get a permit from Environmental Health or it will have to be removed - unanimous*

- 24 Application of Mark Skelton to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 6.41± acre tract located on the north side of L J Martin Road approximately 1,235 feet from its intersection with Strickland Road; a.k.a. 5301 L J Martin Road; Zoned AR-III; Tax Parcel 15037 000031. Proposed Use: 3-lot subdivision. Commission District 1.

*Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.*

*There were no comments from the public.*

*Commissioner Cooper/Commissioner Powell— table until the September 23, 2021 Voting Meeting — unanimous*

- 25 Application of C. Sam McGee to rezone from Agricultural Residential-III (AR-III) to Planned Commercial Development (PCD) on a combined 6.41± acres located on the west side of Hog Mountain Road approximately 1,760 feet from its intersection with Holland Dam Road; a.k.a. 5092 and 5118 Hog Mountain Road; Zoned AR-III; Tax Parcels 08116 000002 and 000007. Proposed Use: self-storage warehouse. Commission District 1.

*Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Sam McGee, 6969 Fellowship Lane, Flowery Branch*

*Commissioner Cooper/Commissioner Stowe — approve with the eight (8) conditions listed below - Commissioner Powell issued a friendly amendment to amend condition number two (2) which was accepted by the Commission and is provided in the listed conditions — unanimous*

*Conditions:*

- 1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
- 2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application where the property abuts 985 the applicant may be exempt from architectural requirements as long as it is not visible.*
- 3. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
- 4. The self-storage units shall be limited to a total of 96,000 square feet, and a maximum of 18,000 square feet shall be dedicated to outdoor boat and RV storage.*
- 5. Building height shall be limited to 2-stories.*
- 6. One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.*
- 7. All conditions of zoning shall be made part of any plat created for the property.*
- 8. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.*

- 26 Application of Hung Lam to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 3.86± acre tract located on the west side of Falcon Parkway approximately 155 feet from its intersection with Chris Avenue; a.k.a. 3818 Falcon Parkway; Zoned AR-III; Tax Parcel 08050 001005. Proposed Use: outdoor storage — boat and RV storage. Commission District 2.

*Mr. Stephens introduced the item. Ms. McQuade discussed the item. She stated that the applicant requested the item be tabled until the September 9, 2021 Voting Meeting. Mr. Stephens conducted the Public Hearing.*

*Commissioner Cooper/Commissioner Stowe — approve tabling item 26 until the September 9, 2021 Voting Meeting — unanimous*

- 27 Application of Jason Jackson to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 3.804± acre tract located on the east side of Green Road approximately 265 feet from its intersection with Holiday Road; a.k.a. 5697 Green Road; Zoned AR-III; Tax Parcel 07329 004016. Proposed Use: 5-lot subdivision. Commission District 1.

*Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.*

*Commissioner Cooper/Commissioner Powell approve with the two (2) conditions listed below — unanimous*

*Conditions:*

- 1. Subdivision shall consist of 4 lots only.*
- 2. All homes shall be stick-built.*

28 Application of GA Lula Cornelia Hwy, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Industrial Development (PID) on 79.70± acres located on the north side of Cornelia Highway approximately 4,700 feet from its intersection with Cagle Road, a.k.a. 3835 and 3875 Cornelia Highway, Zoned AR-III and I-I; Tax Parcels 15007 000095A and 000276. Proposed Use: office and warehouse. Commission District 3.

*Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- Alex Brock, 1230 Peachtree Street NE, Atlanta*
- Les Johnson, 5479 Fisherman's Cove, Gainesville*

*Commissioner Echols/Commissioner Stowe — approve with the six (6) conditions listed below — unanimous*

*Conditions:*

- 1. Development shall generally occur in conformance with the submitted site plan and narrative.*
- 2. All improvements shall comply with county and state regulations at time of development.*
- 3. The developer shall work with Georgia Department of Transportation to permit driveways on Cornelia Highway.*
- 4. All conditions of zoning shall be made part of any plats of the property.*
- 5. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.*
- 6. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.*

29 Application of Northeast Georgia Health System, Inc. (NGHS) to rezone from Planned Commercial Development (PCD) and Planned Office Development (POD) to Planned Office Development (POD) and to amend conditions of a Planned Office Development (POD) on a 119.16± acre tract located on the north side of Friendship Road approximately 1680 feet from its intersection with Old Winder Highway; a.k.a. 1400 & 1515 River Place; Zoned POD & PCD; Tax Parcels 15039 000465 & 000592. Proposed Use: amend parking requirements. Commission District 1.

*Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- Reed Irwin, 945 Island Bluff Lane, Buford*
- Rewtie Lonagan , 743 Spring Street*

*Commissioner Cooper/Commissioner Powell — approve with the three (3) conditions listed below — unanimous*

*Conditions:*

- 1. The development shall conform substantially with the proposed site plan and narrative, including previous rezoning actions, modified as necessary for compliance with current development standards at time of site plan approval.*
- 2. Any additional access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
- 3. All conditions of zoning shall be made part of any plat created for the property.*

## **County Administrator**

*Mr. Connell stated the following:*

- Hall County has lost four employees to COVID since 2020. He asked that everyone keep their families in their prayers and thoughts. He said he could not say enough about Hall County employees He said they have continued to run the Government doing a remarkable job.*
- Hall County offices will be closed on Monday, September 6, 2021, in observance of Labor Day.*
- The September 6, 2021 Work Session has been canceled.*
- A Special Called Meeting is scheduled for September 7, 2021.*

## **Commission Time**

*Commissioner Stowe expressed his appreciation for staff for all they have done in getting Butler Park close to completion. He also thanked others who were instrumental as follows:*

- Garwin Reynolds for the design of the pavilion*
- Rochester and Associations for donating their civil work expertise*
- Fieldale Farms for their donation of 5 acres to the property which allowed the County to get the grant funding*
- Marty Nix and Nancy Smallwood*

*He said he is looking forward to breaking ground and starting construction on the park.*

## **Adjourn**



*Commissioner Stowe/Commissioner Powell - adjourn at 7:12p.m. - unanimous*

*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.*