



**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, September 09, 2021 - 06:00 PM

Call to Order

Chairman Higgins at 6:04 p.m.

Approve Agenda

Commissioner Powell/Commissioner Echols — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Shelly Echols

Public Comments

There were no comments from the public.

Consent Agenda

Commissioner Echols/Commissioner Powell — approve — unanimous

- 3 Approve the September 7, 2021 Special Called Work Session Minutes.
- 4 Approve the August 26, 2021 Voting Meeting Minutes.
- 5 Approve Change Order #1 to add light fixtures and light fixture installation services to Project #G104601 Hall County Government Center HVAC Renovation and Ceiling Tile/Grid Replacement to Trane U.S. Inc. of Doraville, GA in the amount of \$2,455,520.00.
- 6 Approve the contract for the Hall County Government Center 4th Floor Renovations to Trane U.S. Inc. of Doraville, GA in the amount of \$1,481,187.00, subject to review by the County Attorney.

- 7 Approve the award of IFB #007-42 Electrical Repair Services Annual Contract for various county departments to DeHart and Hill Electric, Inc. of Cumming, GA. The estimated annual cost is \$67,000.00.
- 8 Approve the award of IFB #008-42 Elevator Repair Services Annual Contract to Mowrey Elevator Company of Marietta, GA. The estimated annual cost is \$59,000.00.
- 9 Approve the award of IFB #015-42 Overhead Door Maintenance and Repair Annual Contract to Top Notch Dock & Door of Oakwood, GA. The estimated annual cost is \$54,000.00.
- 10 Approve the Master Software Subscription and Services Agreement for a new case management system for the Hall County Superior and State Court, Magistrate Court, and Clerk of Superior and State Court with ICON Hold Co. of Suwanee, GA in the amount of \$223,400.00, subject to review by the County Attorney.
- 11 Approve the Intergovernmental Agreement between Hall County and the Gainesville and Hall County Development Authority for the Georgia Department of Community Affairs Community Development Block Grant Coronavirus (CDBG-CV) for the Georgia Mountain Food Bank and to authorize the Chairman to execute the agreement.
- 12 Approve the Resolution authorizing the assignment of Fund Balance for FY 2021.
- 13 Approve the award of IFB #013-42 Inmate Clothing & Related Items for the Hall County Correctional Institute and the Hall County Sheriff's Office to Victory Supply, LLC of Mount Pleasant, TN, Tabb Textiles Co., Inc. of Opelika, AL and Bob Barker Co., Inc. of Fuquay-Varina, NC. The estimated annual cost is \$80,000.00.
- 14 Approve the contract extension for Ambulance Billing Services for Hall County Fire and Emergency Services with Fire Recovery EMS of Arlington Heights, IL.
- 15 Approve the award of IFB #006-42 Disposable EMS Supply for Hall County Fire and Emergency Services to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is \$352,000.00.
- 16 Approve the annual renewal for support and maintenance for the Mitel VOIP phone system to CNP Technologies of Charlotte, NC in the amount of \$75,575.30.
- 17 Approve Change Order #1 for right-of-way services for the Sardis Road Connector project to Croy Engineering Inc. of Marietta, GA in the amount of \$121,700.00. Commission District 2.
- 18 Approve Change Order #4 to redesign the intersection on Sardis Road Connector at Sardis Road from a signalized intersection to a turbo roundabout to WSP USA Inc. of Atlanta, GA in the amount of \$152,862.25. Commission District 2.
- 19 Approve the award of Task Order 2021-01 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various county roads for 2021 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA in the amount of \$6,647,543.94.

- 20 Approve the award of RFP #42-007 Reappraisal & Equalization Assistance for Certain Real Property for the Tax Assessor's Office to GMASS of Norwood, GA. The estimated cost is \$333,227.00.

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

- 21 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. NOTE: Tabled at the August 26, 2021 Voting Meeting until the September 9, 2021 Voting Meeting.

Commissioner Powell/Commissioner Echols — approve removing item 21 from the table — unanimous

Mr. Stephens introduced the item. Ms. McQuade discussed the item. She stated that the applicant wishes to have the item tabled until the October 14, 2021 Voting Meeting.

Commissioner Powell/Commissioner Cooper — approve tabling item 21 to the October 14, 2021 Voting Meeting — unanimous

- 22 Application of Solidum Holdings, LLC to rezone from Planned Residential Development (PRD), Residential-III (R-II), and Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 105± acre tract located on the west side of Barrett Road at its intersection with Dorsey Peek Road; a.k.a. 2661 Barrett Road and 2545 Athens Highway; Tax Parcels 15023 000216 and 15023 000018A. Proposed Use: mixed-use commercial and industrial development. 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:

- Brian Rochester, 435 Oak Street, Gainesville, Ga.*

Opposition:

- Keith Clinton, 2946 John Bryant Lane*

Mr. Rochester addressed the Board in rebuttal of Mr. Clinton's comments in opposition.

Commissioner Echols/Commissioner Powell— approve with the nine (9) conditions listed below — unanimous

Conditions:

- 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of application. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall govern the development.*
- 2. All future development of Lot 4 shall be subject to all standards set forth by the Gateway Corridor Overlay District with all colors and exterior materials to be approved by the Director. Lots 1, 2, and 3 are not subject to the Gateway Corridor Overlay Standards.*
- 3. Developer shall improve Barrett Road and repair any damage created during construction to Hall County industrial standards from Athens Hwy (US 129) to the development's proposed driveway.*
- 4. Development construction, commercial and industrial traffic is only permitted to use Barrett Road from Athens Hwy (SR11/US129) to site access. The remainder of Barrett Road is restricted and the Developer/development must provide and install the initial appropriate traffic signage to ensure compliance.*
- 5. Improvements to Barrett Road shall be constructed concurrently with development of last industrial site.*
- 6. The developer shall be responsible for coordinating Barrett Road improvements with the Georgia Department of Transportation (GDOT) and acquiring any necessary permits.*
- 7. The developer shall be responsible for all costs associated with required improvements.*
- 8. A plat shall be recorded combining or reconfiguring lots. No more than 4 lots shall be created.*
- 9. All conditions of zoning shall become a part of any plat recorded for this property.*

- 23 Application of FIDES Development to rezone from Agricultural Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned AR-III and V-C; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

Mr. Stephens introduced the item. Ms. McQuade discussed the item. She stated that the applicant wishes to have the item tabled to a future date.

Commissioner Cooper/Commissioner Powell — approve tabling item 23 to the September 23, 2021 Voting Meeting — unanimous

- 24 Application of Brand Properties, LLC to rezone from Highway Business (H-B) and Residential-II (R-II) to Residential-Multi Family (R-MF) on a 30.69± acre tract located on the east and west sides of Wallis Road at its intersection with Atlanta Highway; a.k.a. 3542 Wallis Road; Zoned H-B and R-II; Tax Parcel 08047 001005. Proposed Use: 298 unit multi-family development. Commission District 2.

Mr. Stephens introduced the item. Ms. McQuade discussed the item. She stated that the applicant wishes to have the item tabled to the November 11, 2021. Mr. Stephens conducted the Public Hearing.

Commissioner Powell/Commissioner Echols - approve tabling item 24 to the November 11, 2021 Voting Meeting — unanimous

- 25 Application of Judy Satterfield for a Use Subject to County Commission approval on a 51.90± acre tract located on the east side of Whiporwill Road approximately 985 feet from its intersection with Joe Chandler Road; a.k.a. 4083 Whiporwill Road; Zoned AR-IV; Tax Parcel 15009 000022. Proposed Use: 5 lot subdivision. 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:

- *Roy Satterfield, 4083 Whipporwill Road*

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

Conditions:

- 1. Prior to the issuance of any building permits on any tract, a recorded plat shall be required.*
- 2. 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."*
- 3. All conditions of zoning shall be made part of any plat created for the subdivision.*

- 26 Application of Gail W. Chapman for a Use Subject to County Commission approval on 3.43± acres located on the northwest side of Atlanta Highway approximately 170 feet from its intersection with Wallis Road; a.k.a. 3536 and 3546 Atlanta Highway; Zoned H-B; Tax Parcels 08047 001004 and 001003. Proposed Use: outdoor storage within Gateway Corridors Overlay District (GCOD). Commission District 2.

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

The following people addressed the Board:

Favor:

- Gail Chapman, 3536 Atlanta Highway, Flowery Branch*

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

Conditions:

- 1. Outside storage or sales displays shall be permitted in the area depicted on the submitted site plan.*
- 2. Outside storage or sales displays shall be limited to no more than twenty-five (25) buildings.*
- 3. All conditions of zoning shall be made part of any plat for the parcels.*

- 27 Application of Maroun Aoun to rezone from Agricultural Residential-III (AR-III) to Planned Office Development (POD) on a 7.51± acre tract located on the west side of Winder Highway approximately 880 feet from its intersection with Martin Road; a.k.a. 4240 Winder Highway, Zoned AR-III; Tax Parcel 15044B000009. Proposed Use: daycare center. 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:

- Johnathan Camalick, 1519 Rual Gate Trace, Auburn, GA*

Opposition:

- Dr. Gary Camplayer, 4700 Martin Road*

Mr. Camalick addressed the Board regarding the rebuttal comments.

Commissioner Cooper/Commissioner Powell — approve with the seven (7) conditions listed below — unanimous

Conditions:

- 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with the current Hall County development regulations at the time of development.*
- 2. Prior to the issuance of an occupancy permit and business license for the daycare center, the applicant shall work with Hall County Building Inspections to ensure the proper building codes are met.*
- 3. All off-street parking shall meet minimum standards as specified in sections §17.420 and §17.250 of the Official Code of Hall County.*
- 4. All lighting on the premises shall be of a non-spill type.*
- 5. Parking areas shall be paved with either asphalt or concrete.*
- 6. All conditions of zoning shall be made a part of any plat created for the property.*
- 7. Rear property line shall have a buffer of 50 feet of nondisturbed trees*

28 Application of Provident Partners 129, LLC to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 66.85± acre tract located on the south side of Athens Highway at its intersection with Roy Parks Road; a.k.a. 3104 Athens Highway; Zoned AR-IV; Tax Parcel 15024 000227. Proposed Use: distribution 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:

- *Tyler Smith, Smith, Gillian, Williams & Miles, 301 Green Street, Gainesville*

Commissioner Echols/Commissioner Powell — approve with the twelve (12) conditions listed below — unanimous

Conditions:

- 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of application.*
- 2. Anything further than this application shall be subject to all standards set forth by the Gateway Corridor Overlay District.*
- 3. Site access along Athens Highway (SR11/US129) shall be approved and permitted through the Georgia Department of Transportation (GDOT).*
- 4. The maximum square footage shall not exceed 648,120 square feet.*
- 5. There shall be a planted, 10 foot buffer along Highway 129.*
- 6. Applicant shall be allowed to use LED lighting.*
- 7. No access to Roy Parks Road shall be permitted. If access is requested in the future it shall be subject to Board of Commissioners approval.*
- 8. All building colors and materials, including alternative exterior facades, shall be submitted and approved by the Planning Director prior to construction.*
- 9. Building height shall not exceed more than 38 feet.*
- 10. White roofing membrane shall be allowed.*
- 11. Applicant shall be allowed to extend the rear access road into the 50 foot buffer, per the submitted site plan.*
- 12. All conditions of zoning shall become a part of any plat recorded for this property.*

- 29 Application of Williams Brothers Development, LLC/Cameron Grogan to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 33.90± acres located on the east side of White Sulphur Road at its intersection with Waters Road; a.k.a. 2288 and 2256 White Sulphur Road and 2350, 2328, 2312, and 2311 Waters Road; Zoned AR-III; Tax Parcels 15033D000004, 000005, 000001, 000013, 000003, and 000002 . Proposed Use: 300 unit multi-family development. Commission District 4.

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

The following people addressed the Board:

Favor:

- *Steve Gilliam, Smith, Gillian, Williams & Miles, 301 Green Street, Gainesville*
- *Cameron Grogan, 5875 Pine Brook Road, Atlanta*

Commissioner Stowe/Commissioner Powell — approve with the nine (9) conditions listed below — unanimous

Conditions:

- 1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations.*
- 2. The proposed residential development shall contain a maximum of 300 total units and shall otherwise conform to §17.180.060 Planned Residential Development (PRD) standards.*
- 3. The following standards shall apply to the development:*
 - a. Setbacks:*
 - i. Front: 100 feet from center line of road OR 30 feet from property line, whichever is greater.*
 - ii. Side: 50 feet*
 - iii. Rear: 50 feet*
 - b. Buildings shall be no greater than 3 stories in height.*
 - c. Parking: no fewer than 450 spaces and no more than 669 spaces.*
 - d. Open Space: minimum of 10.17 acres (30%)*
 - e. Buffers: A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance.*
 - f. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.*
- 4. If used as access for the development, Waters Road shall be abandoned as a County roadway.*
- 5. An updated traffic study may be required prior to the issuance of a land disturbance permit. The developer shall work with the City of Gainesville and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.*
- 6. Development driveway access must also be reviewed, approved and permitted by the City of Gainesville for White Sulphur Road and right-of-way as it is under the City of Gainesville's jurisdiction.*
- 7. The following language shall be placed upon the Rental Agreement and the Final Plat of the Property as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby, including poultry and or food processing facilities, and should expect noise, odors, and other effects associated with such industrial properties which may occur on a 24 hour basis."*
- 8. All conditions of zoning shall be made part of any plats created for the property.*
- 9. Traffic improvements presented by Mr. Grogan shall be put into effect.*

- 30 Application of Gainesville Freezer, LP to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 42± acre tract located on the west side of Athens Highway approximately 233 feet from its intersection with Baker Road; a.k.a. 2935, 2959, and 2971 Athens Highway; Zoned AR-IV; Tax Parcels 15023 000039(pt.), 15024 000040A, and 15023 000132. Proposed Use: cold storage warehouse facility. Commission District 3.

Chairman Higgins recused himself.

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

The following people addressed the Board:

Favor:

- *Jeff Reedy, 820 Candler Street, Gainesville*

Opposition:

- *Eric Whales, Dorsey Peek Road*

Mr. Reedy addressed the Board in rebuttal to Mr. Whales' oppositional comments.

Brian Rochester, Rochester and Associates, addressed the Board to answer questions from the Commission.

Commissioner Echols/Commissioner Cooper — approve with the six (6) conditions listed below — 4 to 0

Commissioner Cooper - aye

Commissioner Powell - aye

Chairman Higgins - recused

Commissioner Echols - aye

Commissioner Stowe - aye

Conditions:

- 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of application.*
- 2. All development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved.*
- 3. All colors and materials for office portion of building shall be submitted and approved by the Planning Director prior to construction.*
- 4. All conditions of zoning shall be made part of any plats of the property*
- 5. The access drive on the eastern and northern sides of the building shall be for maintenance and emergency access only.*
- 6. Exterior lighting on the eastern and northern sides of the building shall only be provided to meet health and safety requirements. All exterior lighting shall be non-spill.*

County Administrator

Mr. Connell did not have any items to report.

Commission Time

The Commissioners did not have any items to report.

Adjourn

*Commissioner Powell/Commissioner Echols “ adjourn at 7:34 p.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.