



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

**Hall County Government Center 2<sup>nd</sup> Floor  
2875 Browns Bridge Road, Gainesville, GA 30504  
Tuesday, March 06, 2018 - 6:00 p.m.**

**1. Call to Order**

Chairman Higgins called the meeting to order at 6:00 p.m.

**Present:**

Chairman Richard Higgins, Vice Chairman Kathy Cooper and Commissioners Billy Powell, Scott Gibbs and Jeff Stowe

Also present were County Administrator Jock Connell, Assistant County Administrator Marty Nix, Assistant County Administrator Lisa Johnsa, Commission Clerk Lisa Ritchie, and County Attorney Bill Blalock

**2. Approve Agenda**

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to approve the Agenda. \_\_\_\_\_

**3. Invocation**

3.1. Chairman Richard Higgins

**4. Pledge of Allegiance**

4.2. Commissioner Billy Powell

**5. Presentation**

5.3. Recognition for Dr. Ball

Interim Fire Chief Mark Arnold addressed the Board. He recognized Dr. Andy Ball. He said that Dr. Ball is a local emergency department physician who serves as Hall County's Medical Director. In order to maintain a state license to provide ambulance services you are required to have a licensed physician to serve as the medical director. Dr. Ball volunteers his expertise and time to be the County's Medical Director. Fire Services nominated him for and he was awarded the Medical Director's Award.

**6. Public Comment - Agenda Items Only (2 minutes per speaker/20 minutes maximum)**

There were no comments from the public.

## **7. Other Business**

### 7.4. FY 2018 Six Month Financial Status Update and Mid Year Budget Reconciliation

Zach Propes, Finance Director, addressed the Board and gave the Financial Status Update.

Motion by Commissioner Gibbs, seconded by Commissioner Cooper and voted, unanimously, to approve the Mid Year Budget Resolution.

### 7.5. Second Reading and Public Hearing to approve Resolution to amend Section 16.60.060 of The Official Code of Hall County, Georgia; Commission Districts 1, 2 3 & 4

Ken Rearden, Public Works & Utilities Director, addressed the Board.

Mr. Blalock issued the Reading and Public Hearing.

Motion by Commissioner Powell seconded by Commissioner Stowe and voted, unanimously, to approve item 7.5.

### 7.6. First Reading and Public Hearing to approve a Resolution to amend Chapter 10.30 of Title 10 of The Official Code of Hall County, Georgia; Commission Districts 1, 2, 3 & 4

Ken Rearden, Public Works & Utilities Director, addressed the Board.

Mr. Blalock issued the Reading and Public Hearing.

Srikanth Yamala, Planning Director, addressed the Board.

### 7.7. First Reading and Public Hearing to consider a resolution to amend the Zoning Regulations of The Official Code of Hall County, Georgia, as follows:

To amend section 17.50.010 entitled "Permitted Uses" of Chapter 17.50 "Vacation Cottage District" of Title 17 pertaining to Zoning Regulations of The Official Code of Hall County, Georgia, by deleting paragraph A(3) in its entirety;

To amend section 17.50.040 entitled "Uses Permitted Subject to Approval of County Commission" of Chapter 17.50 "Vacation Cottage District" of Title 17 pertaining to Zoning Regulations of The Official Code of Hall County, Georgia, by adding paragraph K to said section for the purpose of including transient occupancy of a vacation home;

To amend section 17.60.040 entitled "Uses Permitted Subject to Approval of County Commission" of Chapter 17.60 "Residential 1 District (R-1)" of Title 17 pertaining to Zoning Regulations of The Official Code of Hall County, Georgia, by deleting paragraphs H(1) and H(2) in their entirety;

To amend Title 17 pertaining to Zoning Regulations of The Official Code of Hall County, Georgia, by adding a Chapter 17.216 entitled "Short Term Rental" for the purpose of providing standards for short term rentals of privately owned residential structures used as vacation homes and rented to transient occupants, to minimize adverse effects of short term rental uses on surrounding

residential neighborhoods and preserving the character of neighborhoods in which vacation home use occurs;

To provide for an effective date; to repeal conflicting resolutions and ordinances; and for other purposes.

Mr. Yamala gave a summary of the proposed changes.

Mr. Blalock issued the Reading and Public Hearing.

Amanda Swafford, PO Box 1797, Flowery Branch, addressed the Board in opposition to the changes.

Mandy Harris, 1459 Douglas Drive, Gainesville, addressed the Board in favor of the proposed changes.

Joyce Millwood, 4871 Propes Drive, Oakwood, addressed the Board in opposition to vacation rentals in R-1 subdivisions.

John Rogers, 3711 Happy Valley Drive, Gainesville, addressed the Board in opposition to the proposed changes.

Chairman Higgins stated that, after receiving comments from the constituents, he would like to suggest the following changes to the proposed short term rental ordinance:

- 1) Allow short term rentals in the V-C zoning district by changing the “use subject to County Commission approval” to a “permitted use by right” for up to 15 guests and/or 6 vehicles parked outdoors.
- 2) Add a provision allowing a V-C property that is large enough to accommodate 16 or more guests and/or 7 or more vehicles to gain approval for more guests and/or more parked vehicles, “subject to Planning Commission approval.”

Commissioner Gibbs confirmed with Chairman Higgins that he wishes for the changes to be made to the proposal and brought back for the Second Reading and Public Hearing.

Chairman Higgins stated that they are trying to find a balance for home owners, renters and neighbors.

Commissioner Powell welcomed people to e-mail them any particular items they feel need to be changed. He said the Commission will take the information into consideration.

Chairman Higgins stated that the Second Reading and Public Hearing would be held at the Commissioners Voting Meeting on Thursday, March 22, 2018.

Motion by Commissioner Powell seconded by Commissioner Gibbs and voted, unanimously, to add Chairman Higgins’ revisions to the proposed amendment for the next meeting.

7.8. Approve a Resolution to suspend certain Environmental Health late fees

Motion by Commissioner Stowe seconded by Commissioner Powell and voted, unanimously, to approve item 7.8. with a suspension until May 31.

Mr. Connell stated that they will be working with Environmental Health on refund information if necessary.

7.9. Approve appointment to the Gainesville Hall Development Authority

Motion by Commissioner Powell seconded by Commissioner Stowe and voted, unanimously, to appoint Glennis Barnes to the Gainesville Hall Development Authority.

7.10. Chicopee Woods Area Park Commission - Commissioner Cooper's Appointment

Motion by Commissioner Cooper seconded by Commissioner Gibbs and voted, unanimously, to re-appoint Tom Oliver to the Chicopee Woods Area Park Commission.

7.11. Chicopee Woods Area Park Commission Appointment - Commissioner Gibbs' Appointment

Motion by Commissioner Gibbs seconded by Commissioner Stowe and voted, unanimously, to re-appoint Amanda Norton to the Chicopee Woods Area Park Commission.

Motion by Commissioner Powell seconded by Commissioner Gibbs and voted, unanimously, to approve items 7.12 through item 7.29 which was previously discussed at the Work Session.

7.12. Approval of application and if awarded the Treatment Services Supplemental Grant from the Criminal Justice Coordinating Council (CJCC) for additional FY2018 funding in the amount of \$9,894.19 for the purchase of furniture. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. There is no match required.

7.13. Approve proposal from Rochester & Associates, Inc. for Candler Road Landfill 2018 Tier II Testing and Reporting in the amount of \$18,500; Commission District 3

7.14. Approve Change Order #4 to Tetra Tech, Inc. for Value Engineering Additional Services for the Spout Springs Water Reclamation Facility (SSWRF) Dewatering Project in the amount of \$15,231.00; Commission District 1

7.15. Approve Change Order #3 to Griffin Brothers, Inc. for the State Route 365 and White Sulphur Road Sewer Extensions Project in the amount of \$59,094.45; Commission Districts 3 & 4

7.16. Accept \$81,817.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Reunion Phase 12A Subdivision; Commission District 1

7.17. Approve acceptance of \$20,000.00 Guaranty Performance/Maintenance Agreement for cul-de-sac construction in Reunion Phase 12A Subdivision; Commission District 1

7.18. Approve proposal from ECS Southeast, LLP for Geotechnical Testing Services for Tumbling Creek Road Bridge Extension in the amount of \$29,500; Commission Districts 2 & 4

- 7.19. Approve Moreland Altobelli Associates, LLC to provide 3rd party inspection and assistance with the CEI project Management with Tumbling Creek Road at Norfolk Southern Railroad on as directed basis for a cost not to exceed \$175,743.65; Commission Districts 2 & 4
- 7.20. Approval of RFP 38-012 Design/Build Hubert Stephens Road Bridge Replacement to ER Snell at a cost of \$1,271,747
- 7.21. Approve Resolution authorizing the County Attorney to proceed with the acquisition, by deed or to initiate condemnation proceedings, for right of way along Spout Springs Road and two easements as follows:
  - A permanent easement for the construction and maintenance of slopes and utilities
  - A temporary easement for the demolition of the existing structure
- 7.22. Approve Commercial Lease with North Georgia Works, Inc. for property located at 1255 Vine Street
- 7.23. Approve Resolution of the County of Hall, Georgia Authorizing, Approving and Directing the Employment of Certain Law Firm to Represent the County in Potential Litigation Against Contributors of Opioid Addiction Crisis
- 7.24. Approval to authorize staff to erect signage for the intersection of Schubert Road and Sloan Mill Road to create a new three-way stop
- 7.25. Approve February 22, 2018 Voting Meeting Minutes
- 7.26. Approve February 22, 2018 Executive Session Minutes
- 7.27. Approve February 19, 2018 Work Session Minutes
- 7.28. Approve February 19, 2018 Executive Session Minutes
- 7.29. Approve February 19, 2018 Special Called Meeting Minutes
- 7.30. Others items brought forward in the Work Session on Monday, March 5, 2018

Mr. Rearden addressed the Board and presented an item that was brought forward at the Work Session on Monday, March 5th. He said the item was the approval of the construction agreement with Georgia Department of Transportation for state and locally funded projects, specifically Tumbling Creek Bridge project. It also states that Hall County will pay GDOT \$15,000 for their oversight of the project.

Motion by Commissioner Gibbs seconded by Commissioner Powell and voted, unanimously, to approve payment of \$15,000 to GDOT for the management of the Tumbling Creek Bridge project.

#### **8. Report from County Attorney**

Mr. Blalock did not have any items to report.

#### **9. Report from County Administrator**

Mr. Connell did not have any items to report.

## **10. Commission Time**

Commissioner Kathy Cooper, District 1, did not have any items to report.

Commissioner Billy Powell, District 2, did not have any items to report.

Commissioner Scott Gibbs, District 3, did not have any items to report.

Commissioner Jeff Stowe, District 4, said we have several area teams participating in the State Basketball tournaments this weekend. He wished them the best of luck.

Chairman Richard Higgins did not have any items to report.

## **11. Executive Session**

There were no items for Executive Session.

## **12. Adjourn**

Motion by Commissioner Powell seconded by Commissioner Gibbs and voted, unanimously, to adjourn the meeting at 6:47 p.m.