



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

**Hall County Government Center 2nd Floor
2875 Browns Bridge Road, Gainesville, GA 30504
Tuesday, April 24, 2018 - 6:00 p.m.**

1. Call to Order

Chairman Higgins called the meeting to order at 6:01 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 Stowe, seconded by Commissioner Cooper and voted, unanimously, to approve the Agenda.

3. Invocation

- 3.1. Pastor Dave Channell, Pastoral Care and Mature Families Blackshear Place Baptist Church, Flowery Branch

4. Pledge of Allegiance

- 4.2. Commissioner Scott Gibbs

5. Presentation

- 5.3. Master Gardener Extension Volunteers Proclamation

Commissioner Powell presented the Proclamation.

Patty Lewis addressed the Board and spoke about Master Gardeners and their contributions to Hall County.

The following people were in attendance:

Mark Barton
Rose Barton
Liz Dietz
Lenard Poole
Lynn Poole
Shantha McDonald

Judy Tilford
Patty Lewis
Dee Scarpalleno
Linda Sloyer
Kathy Lovett
Mindy Wade
Beverly Brinson
Marsha Hopkins
Helen Outler
Dr. Bill Jackson
Don Linke

- 5.4. Mara Shaw, Leadership Development Manager, at Carl Vinson Institute of Government

Ms. Shaw addressed the Board and recognized the Hall County Commission Clerk, Lisa Ritchie, for her upcoming role as the Georgia County Clerk Association (GCCA) President.

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

There were no comments from the public.

7. Other Business

- 7.5. Second Reading and Public Hearing for an application for a Malt Beverage, Wine and Distilled Spirits consumption on the premises alcohol license for Cafe Cancun, located at 5200 Thompson Bridge Rd., Murrayville. Ownership - Cafe Cancun Bar & Grill LLC; Licenseholder - Miguel Ruiz, officer of corporation; Registered Agent - Barbara West, Hall County resident. Commission District # 3

Susan Rector, Business License Director, addressed the Board. She issued the Reading.

Mr. Blalock conducted the Public Hearing.

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

- 7.6. First Reading and Public Hearing to approve the request for abandonment of a section of unused and undeveloped right-of-way off Couch Drive and Jones Mill Road in Commission District 3; The section of right-of-way is approximately one thousand three hundred twenty-seven (1,327+/-) feet in length.

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

Mr. Blalock conducted the Public Hearing.

Gloria Stanley, 4590 Stanley Road, Flowery Branch, addressed the Board.

- 7.7. First Reading and Public Hearing to approve the request for abandonment of a section of right-of-way on Stanley Road in Commission District 1. Section is approximately four hundred (400+/-) feet in length.

Mr. Blalock issued the Reading and Public Hearing.

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to approve items 7.8 through 7.26.

- 7.8. Approve Fee Proposal from Pieper O'Brien Herr Architects for Engineering Assessment Services to evaluate existing HVAC Systems for the Hall County Government Center in the amount of \$18,000.00; Commission District 2
- 7.9. Approve Fee Proposal from Hussey Gay Bell for the Design and Construction Services required for the expansion of the Hall County Government Family Health Center in the amount of \$17,300.00; Commission District 3
- 7.10. Approve Annual Ballistic Vest Contract for FY2018/2019 the Sheriff's Office to SRT Supply of St Petersburg, FL and to GT Distributors of Rossville, GA - estimated yearly amount \$29,600.50
- 7.11. Approve Award and Establish a Project Budget of RFP 38-013 Detention Pond/Dam Repair/Rebuild at 4684 Quailwood Dr to Griffin Bros., Inc. Maysville, GA in the amount not to exceed \$84,980.00.
- 7.12. Approve Award and Establish a Project Budget for IFB #060-38 Jim Hood/Odum Smallwood Road Intersection Improvements in the amount of \$724,029.15 to Chattahoochee Group, Inc. - Clermont, GA
- 7.13. Approve refund request due to 2016,2017 payments in Hall and Forsyth Counties for boat located in Forsyth County of \$3,024.94 for Personal Property/Ski Boat. Property owner reported to both counties.
- 7.14. Approve refund request due to 2017 payments in Hall and Forsyth Counties for boat located in Forsyth County of \$1,503.15 for Personal Property/Houseboat. Property owner reported to both counties.
- 7.15. Approve refund request due to tax district change from Hall County to Gainesville City of \$145,106 (2017 School Tax of \$126,925 and 2017 UNINC Fire of \$18,181) for Fieldale personal property/airplane.
- 7.16. Approve acceptance of \$77,227.00 Irrevocable Letter of Credit for Streets, Stormwater Management Facilities, and Sidewalks in Riverbrook Landing Subdivision; Commission District 2
- 7.17. Approve release of \$89,456.00 Irrevocable Letter of Credit for Streets, Stormwater Management Facilities and Sidewalks in Riverbrook Landing Subdivision; Commission District 2
- 7.18. Approve acceptance of \$26,272.00 Irrevocable Letter of Credit for Sidewalk Construction in Bluffton Subdivision; Commission District 3

- 7.19. Approve acceptance of \$28,998.00 Irrevocable Letter of Credit for Sidewalks in Fields on Ellison Subdivision; Commission District 1
- 7.20. Approve release of \$18,650.00 Irrevocable Letter of Credit for Sidewalks in Fields on Ellison Subdivision; Commission District 1
- 7.21. Approve release of \$23,898.00 Irrevocable Letter of Credit for Sidewalks in Fields on Ellison Subdivision; Commission District 1
- 7.22. Approve release of \$122,400.00 Irrevocable Letter of Credit for Sidewalk Construction in Bluffton Subdivision; Commission District 3
- 7.23. Approve April 12, 2018 Voting Meeting Minutes
- 7.24. Approve April 9, 2018 Work Session Minutes
- 7.25. Approve April 9, 2018 Executive Session Minutes
- 7.26. Approve April 9, 2018 Special Called Meeting Minutes

8. Public Hearing to Consider Applications to Amend the Zoning Map of Hall County as follows:

Mr. Blalock gave the Public Hearing instructions.

- 8.27. Application of Ashishkumar Patel for a Use Subject to County Commission approval for a 6 lot subdivision and a road frontage variance from 150 feet to 50 feet on a 7.61± acre tract of land located on the south side of Harmony Church Road, 170 feet from its intersection with Bliss Drive; a.k.a. 3762 and 3778 Harmony Church Road; Zoned AR-IV; Tax Parcels 15014 000026C and 15014 000026. Proposed Use: Permitted Uses in the AR-IV Zoning District. Commission District 3.

Mr. Blalock issued the Reading.

Srikanth Yamala, Planning Director, addressed the Board. He stated that the Planning Commission recommended approval with six conditions.

Kenny Whitworth, 3173 Mulberry Greens Lane, Jefferson, Ga., addressed the Board in favor of the application.

Motion by Commissioner Gibbs seconded by Commissioner Powell and voted, unanimously, to approve item 8.27 with the following conditions:

- 1) Development shall be limited to six lots in substantial conformance with the concept plan and descriptive narrative submitted, modified for compliance with current development standards as necessary at the time of site plan approval.
- 2) Development shall be limited to homes having no less than 1,400 square feet of heated floor space.
- 3) A connection to a municipal water supply will be required for development of the subdivision as shown.
- 4) No more than four driveways shall serve the six-lot development, with the four parcels containing 50 feet of frontage sharing two driveways.
- 5) All conditions of zoning shall appear on any plats created for the subdivision.

- 6) A note shall be placed on any plat within this subdivision informing potential buyers of the possible agricultural impacts in the area. The wording of this note shall be subject to approval by the Hall County Planning Department.

8.28. Application of S.P. McKibbin SR, LLLP for a Use Subject to County Commission approval for a 18 lot subdivision on a 41.03± acre tract of land located at the intersection of Sardis Road and Ledan Road; a.k.a. 3242, 3217, 3225, and 3245 Sardis Road, 4003 Ledan Extension, 3139 and 3147 Antioch Campground Road; Zoned AR-III; Tax Parcel 10082 000028. Proposed Use: Permitted Uses in the AR-III Zoning District. Commission District 2.

Mr. Blalock issued the Reading and Public Hearing.

Mr. Yamala stated that the Planning Commission recommended approval with one condition.

Robbie Robinson, 6071 Ben Parks Road, Murrayville, addressed the Board in favor of item 8.28.

Beth Buffington, 1056 East Lake Drive, Gainesville, addressed the Board neither in favor nor in opposition.

Motion by Commissioner Powell seconded by Commissioner Stowe and voted, 4 to 1, to approve item 8.28 with the following condition:

- 1) Prior to the issuance of any building permits, a recorded plat shall be required.

VOTE: 4 to 1

Commissioner Cooper –aye
Commissioner Powell – aye
Chairman Higgins – aye
Commissioner Gibbs – nay
Commissioner Stowe – aye

Motion passed.

8.29. Application of Store Right Boat and RV Storage to rezone from Agricultural-Residential-IV (AR-IV) to Highway-Business (H-B) and a Use Subject to County Commission approval on a 4.99± acre tract of land located on the north side of Winder Highway, approximately 980± feet from its intersection with Tanners Mill Road; a.k.a. 5101 Winder Highway; Zoned AR-IV; Tax Parcel 15038 000056. Proposed Use: Boat & RV Storage. Commission District 1.

Mr. Blalock issued the Reading and Public Hearing.

Mr. Yamala stated that the Planning Commission recommended approval with seven conditions.

Motion by Commissioner Cooper seconded by Commissioner Powell and voted, unanimously, to approve item 8.29 with the following conditions:

- 1) No unregistered vehicles shall be permitted. There shall be no repair work done on-site.
- 2) No storage outside of truck beds, cargo vans, or box type trucks or trailers is allowed.

- 3) No 18-wheel vehicles shall be parked on-site.
- 4) An office area and restroom shall be required as part of the development.
- 5) The Gateway Corridors Overlay District standards shall be applied to the entire development.
- 6) A new recorded plat of the 4.99± acres shall be created before the issuance of a commercial development permit.
- 7) All conditions of zoning shall be made a part of any plat created for the property.

9. Report from County Attorney

Mr. Blalock did not have any items to report.

10. Report from County Administrator

10.30 Meeting Schedule - Special Called Voting Meeting on Tuesday, May 8, and
. Cancellation of Voting Meeting on Thursday, May 10

11. 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, did not have any items to report.

Chairman Richard Higgins did not have any items to report.

12. Adjourn

Motion by Commissioner Powell, seconded by Commissioner Stowe and voted,
unanimously, to adjourn the meeting at 6:38 p.m.