



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

**Hall County Government Center 2nd Floor
2875 Browns Bridge Road, Gainesville, GA 30504
Thursday, January 25, 2018 - 6:00 p.m.**

1. Call to Order

Chairman Higgins called the meeting to order at 6:05 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 Cooper, seconded by Commissioner Gibbs and voted, unanimously, to approve the Agenda.

3. Invocation

3.1. Boy Scout Troop 228, Flowery Branch, GA

4. Pledge of Allegiance

4.2. Boy Scout Troop 228, Flowery Branch, GA

Commissioner Powell gave the Scouts an opportunity to introduce themselves and to ask questions of the Board.

Those in attendance were:

- Chandler Lennox
- Roderick Uribe
- Truman Repke
- Carter Rowlett
- Eric Rogers
- Ethan Jones
- Evan McNeal
- Gunnar MacGillivray
- Connor McCay
- Lucas Lennox, Leader
- Ken Cochran, Leader

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

There were no comments from the public.

Motion by Commissioner Powell, seconded by Commissioner Stowe and voted, unanimously, to approve the Consent Agenda.

6. Consent Agenda

- 6.3. Approve January 11, 2018 Voting Meeting Minutes
- 6.4. Approve January 11, 2018 Executive Session Meeting Minutes
- 6.5. Approve January 11, 2018 Special Called Meeting Minutes
- 6.6. Approve January 8, 2018 Work Session Minutes
- 6.7. Approve January 8, 2018 Executive Session Meeting Minutes
- 6.8. Approve January 8, 2018 Special Called Meeting Minutes
- 6.9. Approve contract for Transportation services to Transitional Center Residents at Hall County Correctional Institute
- 6.10. Approval of application and if granted the award of the Hazard Mitigation Grant for the purchase of two stationary generators for Fire Stations 4 and 8 in the amount not to exceed \$200,000. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. A 15% match is required.
- 6.11. Approval to apply and if awarded accept the 2017 Assistance to Firefighters Grant (AFG) in the amount not to exceed \$350,000. Approve the Grants Manger as Program Designee and authorization for Chairman Higgins to execute all related grant application and award documents. A 10% match is required.
- 6.12. Approval to apply and if awarded accept the Wildlife Viewing Grant for the Hall County Parks and Leisure Department in the amount of \$3,000 for the creation of new signage and repairs of the overlook at Williams Mill Park. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. No match is required.
- 6.13. Approval to apply and if awarded accept the Watson - Brown Foundation, Inc. Grant for the Healan's Mill water wheel and works restoration in the amount of \$10,000. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. No match is required.
- 6.14. Approval of Agreement between Hall County, Elachee Nature Center and The Chattahoochee Riverkeeper to operate the Lake Lanier Aquatic Learning Center at River Forks Park
- 6.15. Approve collection of \$89,456.00 Irrevocable Letter of Credit for Streets, Stormwater Management Facilities, and Sidewalks in Riverbrook Landing Subdivision; Commission District 2
- 6.16. Approve the Award of IFB #053-38 Courthouse and Parking Deck Fire Alarm Replacement to M.C. Dean Inc. of Suwanne, GA
- 6.17. Approve compensation adjustments for certified law enforcement positions in the Sheriff's Office
- 6.18. Approve a Special Called Voting Meeting on Tuesday, April 24, 2018, and the cancellation of the April 26, 2018 Voting Meeting

7. Other Business

- 7.19. Approval to reevaluate Ivy Springs Drive and Spout Springs intersection within

10-12 months after the Spout Springs Road widening is completed and is open to traffic; Commission District 1 NOTE: Tabled at the October 26, 2017 Voting Meeting until the January 25, 2018 Voting Meeting

Motion by Commissioner Stowe, seconded by Commissioner Powell and voted, unanimously, to remove item 7.19 from the table.

Mr. Rearden addressed the Board and issued a presentation stating facts and possible impacts of the project. Mr. Rearden recommended proceeding with the project as it is and reevaluate the intersection at Ivy Springs Drive 10-12 months after the Spout Springs Road project is completed, open to traffic, and returned as a County route.

Nancy Duncan, 6467 Ivy Springs Drive, and Clark Pickett, Ivy Springs Drive, addressed the Board.

Motion by Commissioner Cooper, seconded by Commissioner Gibbs and voted, unanimously, to complete the road and revisit in 10 to 12 months after completion.

7.20. First Reading and Public Hearing for a resolution to amend Chapter 3.90, Mobile Home and Manufactured Home Decals, of Title 5 of the Official Code of Hall County.

Mr. Blalock issued the Reading and Public Hearing.

8. Public Hearing to consider applications to amend the Zoning Map of Hall County as follows:

Mr. Blalock gave the Public Hearing Instructions.

8.21. Application of Jerry Freeman to rezone from Agricultural-Residential-III (AR-III) to Highway-Business (H-B) on a 1.08± acres located on the south side of Hilltop Circle, approximately 240± ft. from its intersection with Cleveland Highway; a.k.a. 3341 and 3339 Hilltop Circle; Zoned AR-III; Tax Parcels 10146 000203 and 10146 000227. Proposed Use: Boat Storage. Commission District 3.

Mr. Blalock issued the Reading.

Ms. McQuade stated that the Planning Commission recommended approval with five conditions.

Mr. Blalock issued the Public Hearing.

Motion by Commissioner Gibbs seconded by Commissioner Powell and voted, unanimously, to approve item 8.21 with the following conditions:

- 1) The applicant shall install and maintain a minimum 20 ft. vegetated buffer with evergreen trees that create an opaque screen along the subject properties side and rear yards where abutting residential uses. Buffer material shall be planted in a minimum ten foot area and shall consist of evergreen trees or shrubs a minimum height of five feet at time of planting, spaced to provide a continuous screen. The remaining ten foot required buffer shall be left in a natural forested state if such a condition exists, or planted with a mix of deciduous and evergreen trees to re-establish a forested area.
- 2) A landscape strip, per section 17.420.050, shall be installed along Hilltop Circle.

- 3) No signage shall be permitted along Hilltop Circle.
- 4) Any new or modifications to existing signage shall meet the requirements of the Gateway Corridors Overlay District (GCOD).
- 5) Gravel parking lot for boat storage shall be allowed on parcel 10146 000227 (0.74± acres) only.

8.22. Application of General Outdoor Advertising to amend the conditions of an existing Planned Commercial Development (PCD) on a 2.93± acre tract of land located on the southeast side of Cornelia Highway, at its intersection with Mud Creek Road; a.k.a. 5804 Cornelia Highway; Zoned PCD; Tax Parcel 09021 000008 (pt). Proposed Use: Commercial Signage. Commission District 3.

Mr. Blalock issued the Reading.

Ms. McQuade stated that the Planning Commission recommended approval with one condition.

Mr. Blalock issued the Public Hearing.

David Dickerson, 405 Washington Street NE, addressed the Board on behalf of General Outdoor Advertising.

Motion by Commissioner Gibbs seconded by Commissioner Powell and voted, unanimously, to approve item 8.22 with the following condition:

- 1) The pole of the “pole sign” shall be encased with masonry materials, or paneling matching the sign material shall be installed for the entirety of the pole.

8.23. Second-Reading and Public Hearing of resolution to re-adopt Hall County Official Zoning Map

Mr. Blalock issued the Reading.

Ms. McQuade stated that the adoption of the Official Zoning Map is an annual adoption.

Mr. Blalock issued the Public Hearing.

Motion by Commissioner Powell seconded by Commissioner Stowe and voted, unanimously, to approve item 8.23.

8.24. Application of KPL Investments, LLC to rezone from Agricultural-Residential-IV (AR-IV) to Planned Residential Development (PRD) on 9.23± acres located on the east side of Benefield Road, approximately 340 feet from its intersection Highway; a.k.a. 5439 Winder Highway; Zoned AR-IV; Tax Parcel 15028B000003 (pt.). Proposed Use: 13-lot subdivision. Commission District 1 NOTE: Tabled at the December 12, 2017 Special Called Voting Meeting until the January 25, 2018 Voting Meeting

Motion by Commissioner Cooper, seconded by Commissioner Powell.

Mr. Blalock issued the Reading.

Ms. McQuade stated that the Planning Commission recommended approval with fourteen conditions.

Mr. Blalock issued the Public Hearing.

Kimberly Kernstine, 950 West Well Run, Johns Creek, addressed the Board in favor of the item.

The following people addressed the Board in opposition of the item:

- Robert Smith, 4506 Trellis Way
- Donald Sautell, 4538 Trellis Way

Motion by Commissioner Cooper seconded by Commissioner Powell and voted, unanimously, to approve item 8.24 with the following conditions:

- 1) Development is approved for lots as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with development standards at the time of site plan approval.
- 2) The setback requirements shall abide by the R-I zoning requirements as listed in the Hall County Code of Ordinances at the time of rezoning approval.
- 3) The development is approved for a maximum of 13 lots. All residential lots shall contain a minimum of 25,500 square feet.
- 4) The minimum heated floor area (HFA) shall be 1,600 square feet.
- 5) All homes shall be constructed with a carport with a minimum of a one-car capacity.
- 6) All utilities shall be installed underground throughout the development.
- 7) All residential lots must be accessed via internal roadways.
- 8) The road shall be paved and meet all required County standards, including sidewalks.
- 9) No short-term rentals of 30 days or less shall be permitted.
- 10) The development shall have no access from SR 53/Winder Highway.
- 11) A stormwater management plan shall be approved by Hall County Engineering.
- 12) The following statement regarding the potential impacts of agricultural operations in the area shall be made part of any plat recorded on this 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."
- 13) The following statement regarding the potential impacts of commercial and industrial operations in the area shall be made part of any plat recorded on this property: "Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby properties that include, but are not limited to noise, odors, dust, and the operation of machinery and the racing of motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
- 14) All conditions of zoning shall be made a part of any plats created for the subdivision.
- 15) The development shall have decorative street lights, lowest height possible, shining in one direction only and non-spill
- 16) No building permit shall be issued for Lots 1 or 2 until the applicant receives permission from the Board of Commissioners.
- 17) The right-of-way shall be consistent with the amended site plan.

18) A wooden privacy fence, 6-8 feet in height, and a 10 foot landscaped buffer shall be installed along the property line adjacent to Ivy Ridge Subdivision. No Leyland Cyprus trees shall be permitted in the buffer.

Commissioner Gibbs requested to add a friendly amendment to not allow any leyland cypresses. Commissioner Cooper accepted the friendly amendment.

The Commission voted, unanimously, to approve item 8.24 with the conditions listed above and also the friendly amendment made by Commissioner Gibbs.

9. Report from County Attorney

Mr. Blalock did not have any items to report.

10. Report from County Administrator

Mr. Connell did not have any items to report.

11. Commission Time

Commissioner Kathy Cooper, District 1, notified the pulic that she will be running for re-election.

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

Commissioner Scott Gibbs, District 3, notified the pulic that he will be running for re-election.

Commissioner Jeff Stowe, District 4, did not have any items to report.

Chairman Richard Higgins stated that they have a good Commission and they all work together.

12. Adjourn

Motion by Commissioner Cooper, seconded by Commissioner Gibbs and voted, unanimously, to adjourn the meeting at 5:53 p.m.