



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

**Hall County Government Center 2<sup>nd</sup> Floor  
2875 Browns Bridge Road, Gainesville, GA 30504  
Thursday, August 09, 2018 - 6:00 p.m.**

**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, Deputy Clerk Karyn Reeves and County Attorney Bill Blalock

**Approve Agenda**

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

**Invocation**

1. Chairman Richard Higgins

**Pledge of Allegiance**

2. Commissioner Jeff Stowe

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to table item 17, the application of DR Horton until the September 13, 2018 Board of Commissioners Voting Meeting.

**Presentations**

3. Special Olympics Basketball Team National Champion Proclamation

Commissioner Stowe presented the Presentation.

**County Administration**

4. Presentation of 2018 Hall County Strategic Plan

Mr. Connell addressed the Board. He stated that Carl Vinson Institute of Government had been contracted and has led the County in the past 9 months in the development of the Strategic Plan. He said the priorities are long term and very broad in nature and

would not be accomplished in a year or two. He said the priorities are designed to have a lasting impact on the future of Hall County. A Steering Committee was created consisting of the following: Lynn Ansley, Court System; Mark Arnold, Fire Services; Glennis Barnes, Georgia Power; Jock Connell, Hall County Administrator; Commissioner Kathy Cooper; Sheriff Gerald Couch; Katie Crumley, Public Information Officer; Mayor Danny Dunagan, City of Gainesville; Tim Evans, Greater Hall Chamber of Commerce; Commissioner Scott Gibbs; Lisa Johnsa, Assistant County Administrator; Marty Nix, Assistant County Administrator; Zach Propes, Financial Services Director; Ken Rearden, Public Works & Utilities Director; Brian Rochester, Tracy Vardeman, Strategic Planning; Darren Wayne, Radial Property Group; and Srikanth Yamala, Planning & Development Director.

He recognized that Representatives Hawkins and Dunahoo were in attendance. Chairman Higgins stated

Chairman Higgins stated that the Strategic Plan gives Hall County a solid direction as they make decisions in the years to come. He stated several accomplishments made in the recent months. He expressed his appreciation for staff and to Board members.

Jessica Versa, Carl Vinson Institute of Government addressed the Board and conducted the 2018 Strategic Plan presentation.

Commissioner Powell stated his appreciation to the Board and to Administration. He said this is a big item for the County.

Commissioner Gibbs said the document will change as Hall County does but it will also give the County direction/plan.

Commissioner Cooper said it gives them a good start and is very easy to understand. She said the ideas were very intertwined and it was a brilliant process.

**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.

**Consent Agenda**

5. Approve July 26, 2018 Voting Meeting Minutes
6. Approve July 23, 2018 Work Session Minutes
7. Approval of the application and if awarded the Callahan Incentive Grant for the Healan's Mill for the development of the interior of the Mill in the amount of \$8,500. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. A 50% match of \$8,500 will be provided with in-kind labor and materials.
8. Approve the Chairman to execute the necessary documents for the purpose of renewing the Cigna HealthSprings Prescription Drug Insurance coverage.
9. Approve Georgia Department of Transportation Request for Traffic Signal for the intersection of Thompson Bridge Road (State Route 60) and Hubert Stephens Road. Commission Districts 2 & 3.
10. Approval of Hall County Sewer System Master Plan Study Proposal to AECOM -

- Atlanta, GA in the amount of \$174,791.00
11. Approval of Award of IFB #073-38, Candler Road Landfill Phase II Cell Two Disposal Construction to T&K Construction, LLC, Vinemont, AL, for \$5,065,890.13

**Other Business - Appointments**

12. Department of Family and Children Services (DFACS) Appointment - Chairman Higgins' Appointment NOTE: Tabled at the June 14, 2018 Voting Meeting until the August 9, 2018 Voting Meeting

Motion by Commissioner Stowe, seconded by Commissioner Powell and voted, unanimously, to remove item 12 from the table.

Motion by Commissioner Cooper, seconded by Commissioner Powell and voted, unanimously, to appoint Pastor Jose Delgado to the Department of Family and Children Services Board.

**Other Business - Public Works & Utilities**

13. First Reading and Public Hearing to approve abandonment of a section of unused right-of-way off Williams Road in Commission District 1. Section is approximately one hundred seventy two (172+/-) feet in length.

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

Bill Blalock issued the Reading and Public Hearing.

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

Mr. Blalock gave the Public Hearing instructions.

Srikanth Yamala, Planning and Development Director, addressed the Board.

14. Application of Ben Drerup to amend conditions of a previously approved rezoning request on a 7.01± acre tract located on the west side of Mabry Road, approximately 400± ft. from its intersection with Centennial Drive; a.k.a. 3521 Mabry Road; Zoned I-I; Tax parcel 08024 002047. Proposed Use: Wrecker service and boat storage. Commission District 2. NOTE: Tabled at the July 12, 2018 Commissioners Voting Meeting until the August 9, 2018 Commissioners Voting Meeting

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to remove item 14 from the table.

Mr. Blalock issued the Reading.

Mr. Yamala stated that the Planning Commission recommended approval with 11 conditions.

Mr. Blalock conducted the Public Hearing.

Chad Pittman, 3615 Drive, spoke in opposition to the item.

Motion by Commissioner Powell, seconded by Commissioner Stowe and voted, unanimously, to table it until the September 13, 2018 Commissioners Voting Meeting.

15. Application of Greg Loyd for a Use Subject to County Commission Approval on a 0.23± acres located on the west side of McConnell Drive, approximately 215± ft. from its intersection with Merck Street; a.k.a. 402 McConnell Drive; Zoned R-II; Tax Parcel 00133 010011. Proposed Use: Reestablish a nonconforming use of an automotive repair and detailing business. Commission District 4.

Mr. Blalock issued the Reading.

Mr. Yamala stated that the Planning Commission recommended approval with 10 conditions.

Mr. Blalock conducted the Public Hearing.

Greg Loyd, 2205 Old Hamilton Place, addressed the Board in favor of the item. Willardine McDougal, 18 Mimosa, addressed the Board in opposition of the item. Mr. Loyd spoke in rebuttal.

Motion by Commissioner Stowe, seconded by Commissioner Powell and voted, unanimously, to approve item 15 with the following conditions:

- 1) No new development is proposed in this applicant's request; however, in the future all new development shall be compliant with development standards as necessary at the time of plan approval.
  - 2) All maintenance and repair of vehicles shall be indoors.
  - 3) No unregistered or inoperable vehicles shall be permitted to be stored on site.
  - 4) Any business sign shall be in conformance with current Hall County Sign Standards.
  - 5) Prior to the issuance of a business license for automotive detailing, documentation shall be provided detailing how waste water is to be disposed of because sewer service is not available.
  - 6) Prior to the issuance of a business license, an existing septic system evaluation is required.
  - 7) Prior to the issuance of an occupancy permit, there shall be a six (6) foot height solid wood fence or masonry wall installed to provide adequate visual screening next to residential zoning.
  - 8) Prior to the issuance of any building permits, a recorded plat shall be required.
  - 9) All conditions of zoning shall be made part of any plat created for the property.
  - 10) Hours of operation shall be Monday-Friday from 8:00am-6:00pm and Saturday from 8:00am-3:00 pm.
16. Application of Chavala, Incorporated to Amend Conditions of a Planned Residential Development (PRD) on 48.34± acres located on the west side of Cool Springs Road, 700± ft. from its intersection with Chestatee Road; a.k.a. 5904 Cool Springs Road and 0 Cool Springs Road; Zoned PRD; Tax Parcels 10024 000008 and 054. Proposed Use: 99 lot subdivision. Commission District 2.

Mr. Blalock issued the Reading.

Mr. Yamala stated that the Planning Commission recommended approval with 14 conditions.

Mr. Blalock conducted the Public Hearing.

Wes Robinson, 200 EE Butler Parkway, addressed the Board in favor of the item.

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to approve item 16 with the following conditions:

- 1) The 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 enforced at the time of site plan approval.
  - 2) Development is approved for a maximum of 99 lots.
  - 3) Lot standards for development shall be as follows:
    - o Minimum of 20 feet from the front and rear yard property line
    - o Minimum of 10 feet between dwellings
    - o Minimum lot width of 50 feet at the building line
  - 4) All grassed areas on the dwelling lots shall be sodded.
  - 5) All homes shall be constructed with a garage with a minimum of a two-car capacity.
  - 6) Vinyl siding shall be prohibited.
  - 7) The Development Entrance shall be accessed off of Cool Springs Road as depicted on the site plan.
  - 8) All lots must be accessed via internal roadways.
  - 9) All homes may be sold as individual lots or can be sold as a Condominium or Townhome.
  - 10) All utilities shall be installed underground throughout the development.
  - 11) The development will be connected to a municipal water system.
  - 12) The development shall utilize a traditional gravity flow sewer system and/or low pressure grinder pumps which will be connected to an offsite sewer pump as depicted on the site plan being 4.83± acres which will then be transferred by a force main system through the existing Marina Bay Development to the existing Marina Bay Sewer Plant (operated by Piedmont Water), once treated the effluent will be returned to the proposed development as reuse water and discharged into the subsurface of the open space areas. The 4.83± acres will be deeded to the developer or the Marina Bay Homeowners' Association.
  - 13) All conditions of zoning shall be made a part of any plat created for the property.
  - 14) All conditions of zoning shall be made a part of any plats created for the subdivision.
17. Application of DR Horton, Inc. to rezone from Planned Commercial Development (PCD) and Planned Residential Development (PRD) to Planned Residential Development (PRD) on 48.35± acres located on the north side of Price Road, 650± ft. from its intersection with Thompson Bridge Road; a.k.a. 3740 Price Road and 0 Thompson Bridge Road; Zoned PCD and PRD; Tax Parcels 10100 000156 and 10100 000158(pt). Proposed Use: 136 lot subdivision. Commission District 2.

Item 17 was tabled until the September 13, 2018 Board of Commissioners Voting Meeting earlier in the meeting.

18. Application of Rochester & Associates to rezone from Agricultural-Residential-III (AR-III) and Highway-Business (H-B) to Planned Industrial Development (PID) and to amend an existing PID zoning on 87.85± acres located on the west side of Thompson Bridge Road, at its intersection with Hubert Stephens Road; a.k.a. 5309, 5301, 5211, 5169, 5163, and 5157 Thompson Bridge Road; Zoned AR-III, H-B, and PID; Tax Parcels 11082 000028, 11083 001006, 11083 001007, 11083 001009, 11083 001001A, and 11083 001001E. Proposed Use: Poultry processing plant & support facilities. Commission District 2.

Mr. Blalock issued the Reading.

Mr. Yamala stated that the Planning Commission recommended approval with 6 conditions.

Mr. Blalock conducted the Public Hearing.

Brian Rochester, Rochester & Associates, 425 Oak Street, addressed the Board in favor of the item.

John Wright, 1422 Riverside Drive, addressed the Board in favor of the item.

Motion by Commissioner Powell, seconded by Commissioner Stowe and voted, unanimously, to approve item 18 with the following conditions:

- 1) Development shall be as generally depicted on the proposed plan and narrative submitted and modified for compliance with development standards as necessary at the time of site plan approval.
- 2) Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
- 3) The development shall be limited to a total building expansion area of 240,000 square feet. The entire development is limited to a total of 472,000 square feet for both the existing buildings and new construction.
- 4) Any outdoor lighting on the premises shall be of a non-spill type within 100 feet of an existing residence.
- 5) The vehicle parking areas shall be paved with either asphalt, concrete, gravel, or other pervious, dust free material.
- 6) All conditions of zoning shall be made a part of any plat created for property.

Commissioner Stowe expressed his appreciation for Fieldale's generosity.

19. Application of Rochester & Associates to rezone from Agricultural-Residential-III (AR-III), Residential-I (R-I) and Highway-Business (H-B) to Highway-Business (H-B) on 1.77± acres located on the west side of Winder Highway, at its intersection with Oliver Road; a.k.a. 4804 and 4820 Winder Highway; Zoned AR-III and H-B; Tax Parcels 15038 000050 and 15038A000019. Proposed Use: Veterinary clinic with outdoor kennel. Commission District 1.

Commissioner Cooper recused herself.

Mr. Blalock issued the Reading.

Mr. Yamala stated that the Planning Commission recommended approval with 6 conditions.

Mr. Blalock conducted the Public Hearing.

Brian Rochester, Rochester and Associates, addressed the Board in favor of the item.

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, 4 to 0, to approve item 19 with the following conditions:

- 1) Development shall be as generally depicted on the proposed plan and narrative submitted, modified for compliance with new development standards as necessary at the time of plan approval.
- 2) All commercial development shall be permitted through the Hall County Development Review process, including grading and improvements such as buildings, parking lots, and stormwater management.
- 3) The proposed development shall meet Gateway Corridors Overlay District (GCOD) standards, with the following provisions:
  - o Pervious paving (including gravel) shall be permitted for parking areas, drives (outside of public right-of-ways), and interparcel access.
  - o Existing structures shall be exempt from GCOD
  - o No buffer shall be required adjacent to existing residential or agricultural zoned properties with common or related ownership to the subject property.
  - o Each structure may have a 32 square foot sign in accordance with the GCOD.
- 4) Final driveway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.
- 5) Proper approval and permitting from Hall County Environmental Health and the Hall County Business License departments shall be pursued prior to the operation of the veterinary clinic and commercial kennel.
- 6) All conditions of zoning shall be made a part of any plat created for the properties.
- 7) The monument sign front yard setback shall be 0 foot.

VOTE: 4 to 0

Commissioner Cooper – recused

Commissioner Powell – aye

Chairman Higgins – aye

Commissioner Gibbs – aye

Commissioner Stowe – aye

Motion passed.

Commissioner Cooper returned to the meeting.

### **Report from County Attorney**

### **Report from County Administrator**

Mr. Connell recognized Wayne Sproul, Sheriff's Department, was retiring after 20 years of service to Hall County.

### **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 said it was heart warming to be able to recognize the special Olympics.

### **Adjourn**

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to adjourn the meeting at 7:00 p.m.