



**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, September 27, 2018 - 6:00 p.m.**

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

**Approve Agenda**

Motion by Commissioner Gibbs, seconded by Commissioner Cooper and voted, unanimously, to approve the Agenda, with an additional item; Application of Falcon Design Consultants for the West side of Cornelia Highway.

Motion by Commissioner Powell, seconded by Commissioner Cooper and voted, unanimously, to remove the Application of Falcon Design Consultants from Table.

Motion by Commissioner Gibbs, seconded by Commissioner Cooper and voted, unanimously, to Table the Application of Falcon Design Consultants until the October 25, 2018 Voting Meeting.

**Invocation**

1. Thespian President, Kyle O'dell

**Pledge of Allegiance**

2. Thespian President, Kyle O'dell

**Presentations**

3. Chestatee High School Theatre AAAA State Champions Proclamation

Commissioner Powell presented the Proclamation to Chestatee High School One-Act Play Competition Squad:

Director, Jeff Kelly and the following students:

Kyle O'Dell, Jake Reynolds, Will Hefley, Trent Rayburn, Garrett White, Jayden Clark, Brantley Kogod, Christian Dale, Mark Leimbach, Jag Chelekis, Felipe Mateo, Holden Joyner, Trey Grimsley, Zoe Robertson, Elyse Metzdorf, Madison Heath, Caroline Barber, Alexis Rayburn, Ellie Smith, Avalon Smith, Abigail Boyer, Gemma Arthur, Sophie Reed, Danielle Kidd, Katrina Turk, Hannah Allgood, Kaley Hague-Ortolani, Rebekah Langhoff, Breanna Sinquefield, Livvy Scheimann, Jocelyn Wiley, Kassy Payne, Crosby Casto, Stephanie Martin, Isabelle Peck, Brylea Sullens, Emma Grimsley, Rachel Dixon, Maddie Bragg, Emily Bragg

### 3.2. Georgia Recycling Coalition (GRC) Awards

Commissioner Stowe Presented the GRC awards to the following recipients:

- Southern Waste and Recycling, President Phil Kitchens
- Wilheit Packaging Partner, Jerry Coker
- Kubota Manufacturing, Chief Administrative Officer Phil Sutton
- Hall County Resource Recovery, Johnnie Vickers & Bobby Purdum

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

There were no comments from the public.

Motion by Commissioner Powell to remove Items 20, 21, and 22 from the Consent Agenda and place them on the Table until the October 25 Voting Meeting. Commissioner Gibbs seconded the motion and asked to remove item 4 from the Consent Agenda and amend the September 13, 2018 Voting Meeting Minutes item 30; condition 9 to read, "The setbacks for the property shall be as follows: 10 feet for the side yard setback and 25 feet for the rear yard setback".

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to approve the Consent Agenda with the amendments stated.

#### **Consent Agenda**

4. Approve September 13, 2018 Voting Meeting Minutes **NOTE: Removed from the Consent Agenda**
5. Approve September 13, 2018 Executive Session Meeting Minutes
6. Approve September 13, 2018 Special Called Meeting Minutes
7. Approve September 10, 2018 Work Session Minutes
8. Approve September 10, 2018 Executive Session Minutes
9. Approve September 10, 2018 Special Called Meeting Minutes
10. Approve the cancellation of the November 5, 2018 Work Session and November 8, 2018 Voting Meetings.
11. Approval to schedule a Special Called Work Session on November 12, 2018 and a Special Called Voting Meeting on November 15, 2018.
12. Approve a single source award to replace, repair, and upgrade the county-wide outdoor weather sirens to Mobile Communications America out of Gainesville, GA in the amount of \$271,736.58 and to establish a project budget of \$298,910.00, which includes a 10% contingency, by appropriating funding from the Capital Projects Fund Reserves.

13. Approval of application, award and any further supplemental funding of the VOCA Continuation and FY2019 New Application for the District Attorney's Office in the amount of \$102,126. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. There is a 25% match of \$25,532 which will be covered in-kind with staff and volunteer hours.
14. Approval of application and award of the 2018 VOCA Continuation and FY19 VOCA application for the Solicitors office in the amount of \$146,012.00. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. There is 25% match required of \$36,503.00 which will be provided with in-kind volunteer hours.
15. Approval of RFP 39-005 Fire Service Facility & Equipment Master Plan Study to Management Advisory Group of Fairfax, VA in the amount of \$59,800.00.
16. Approval of RFQ/P 39-006 Demand Services Painting Contractors to the following Pool of Vendors: Owens Maintenance - Gainesville, GA, Corporate Vision Inc - Douglasville, GA and Intercontinental Commercial Svcs. Inc. - Suwanne, GA.
17. Approval of Award for RFQ/P 39-007 Demand Services Contract for Flooring & Carpet to the Following Pool of Vendors: Government Flooring & Painting - Alpharetta, GA and Sheena Investment LLC - Lithonia, GA.
18. Approval of Award for RFQ/P 39-001 Demand Services Contractors to the following Pool of Vendors: Owens Maintenance - Gainesville, GA; Federal Construction - Gainesville, GA, Multiplex LLC - Duluth, GA and The Chattahoochee Group - Clermont, GA.
19. Approval of Award for RFQ/P 39-011 Demand Services for Professional Drywall and Acoustical Ceiling Tile Contractors to the following Pool of Vendors: SIMCO Interiors - Cleveland, GA, Corporate Vision - Douglasville, GA and Multiplex LLC - Duluth, GA.
20. Approval of Award for IFB 030-39 Skid Steer to Gene & Matt Tractor Sales Inc. - Winder, GA in the amount of \$52,897.00. **NOTE: Removed from the Consent Agenda**
21. Approval of Award for IFB 033-39 Kubota Tractors (2) or Equivalent to Kubota Atlanta - Marietta, GA in the amount of \$46,446.00. **NOTE: Removed from the Consent Agenda**
22. Approval of Award for IFB 032-39 Kubota Excavator or Equivalent to Bobcat of Atlanta in the amount of \$85,547.00. **NOTE: Removed from the Consent Agenda**
23. Approve Extension of \$32,000.00 Guaranty Performance/Maintenance Agreement for Streets and Sidewalks in Reunion Phase 18C Subdivision; Commission District 1
24. Approve the request from the City of Gainesville Department of Water Resources for a perpetual water line easement across the property of the Hall County Sheriff's Office South Hall Precinct at Jordan Lane and Cody Drive. The developer will provide compensation to the County in the amount of \$10,763.61 for the easement. Commission District 1
25. Approve Real Property Refund of \$1,475.72 for overpayment of taxes - Lipscomb
26. Approve Resolution enabling the Hall County Tax Commissioner to undertake Judicial In Rem Tax Foreclosure
27. Approve resolution authorizing condemnation of property for construction of a public transportation facility adjacent to Hill Crest Drive, Lot 135 of Surfside Club Estates, Pine Glen Section; Commission District 3

28. Approve resolution authorizing condemnation of property for construction of a public transportation facility adjacent to Hill Crest Drive, Lot 144 of Surfside Club Estates, Pine Glen Section; Commission District 3
29. Approve resolution authorizing condemnation of property for construction of a public transportation facility adjacent to Hill Crest Drive, Lot 155 of Surfside Club Estates, Pine Glen Section; Commission District 3

**Other Business - Department of Corrections and Maintenance**

Mike Ledford, Director of Animal Services, addressed the Board.

30. First Reading and Public Hearing to amend Title 4, "Animals" of the Official Code of Hall County

Mr. Blalock Conducted the First Reading and Public Hearing.

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

- Jennifer Summers, 4025 Tanners Mill Road, Braselton, GA
- Peggy McCarthy, Roswell, GA

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

- Kristine Stakely, 5965 Norpath Road, Flowery Branch
- Gregory White, 3495 Davis Bridge Road

Jennifer Summers addressed the Board in rebuttal to the opposition.

Commissioner Powell stated that the 2nd Reading and vote will take place at the October 25, 2018 Voting Meeting.

**Other Business - Planning and Development**

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

Mr. Blalock gave the Public Hearing instructions.

31. Second Reading and Public Hearing for SHELL FOOD MART, located at 5804 Cornelia Hwy., Alto, Ga. Business type: Convenience Store; Application type: Malt Beverage and Wine Package; Owner: RMCO, LLC, Hina Moorani, Member; Licenseholder: Hina Noorani; Registered Agent: Blake Alexander Poole, attorney, Hall County Resident. Commission District # 3.

Mr. Yamala issued the Reading.

Mr. Blalock Conducted the Public Hearing.

Motion by Commissioner Gibbs, seconded by Commissioner Stowe and voted, unanimously, to approve item 31.

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

Mr. Blalock gave the Public Hearing instructions.

32. Application of Bernadette Johnson for a Use Subject to County Commission approval on a 1.91± acres located on the south side of Dawsonville Highway, 710ft.± from its intersection with Venture Drive; a.k.a. 2341 Dawsonville Highway; Zoned H-B; Tax Parcel 10085 000049. Proposed Use: Used vehicle sales. Commission District 2.

Mr. Blalock Conducted the Public Hearing.

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

Larry Johnson spoke in favor of the application.

Motion by Commissioner Powell seconded by Commissioner Gibbs and voted, unanimously, to approve item 32 with the following conditions:

- 1) The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
  - 2) A building permit shall be required for any improvements made for either building on site.
  - 3) A to scale site plan shall be required at the time of business license application depicting proposed inventory, customer, and staff parking.
  - 4) All mechanical services shall be conducted within a garage bay.
  - 5) No storage of wrecked or junk vehicles shall be allowed.
  - 6) All conditions of zoning shall be made part of any plat created for the property.
33. Application of Sachse & Williams, LLC for a Use Subject to County Commission approval on a 1.33± acre tract located on the north side of Friendship Road, at its intersection with Dunbar Road; a.k.a. 2700 Friendship Road; Zoned AR-III; Tax Parcel 15041 00004I. Proposed Use: Relocate a site-built dwelling. Commission District 1.

Mr. Blalock Conducted the Public Hearing.

Mr. Yamala stated that the Planning Commission recommended approval with no conditions.

George Meeks, 2705 Friendship Road, addressed the Board in Opposition of the item.

Billy Socksey, 2425 Doc Hughes Road, addressed the Board in Favor of the item.

Motion by Commissioner Cooper seconded by Commissioner Gibbs and voted, unanimously, to approve item 33.

34. Application of THW Design to rezone from Residential-II (R-II), Agricultural Residential-III (AR-III), and Planned Commercial Development (PCD) to Planned Commercial Development (PCD) on 109.76± acres located on the west side of Mount Vernon Road, 1250± ft. from its intersection with Thompson Bridge Road; a.k.a. 3663 and 3681 Mount Vernon Road and 4000 Village View Drive; Zoned R-II, AR-III, and PCD; Tax Parcels 10104 000008, 000009, and 000053. Proposed Use: Expansion of existing retirement community. Commission District 2.

Mr. Blalock conducted the Public Hearing.

Mr. Yamala stated that the Planning Commission recommended approval with 5 conditions.

The following people addressed the Board in favor of item 34

- Brian Daraso (THW Design), 2100 River Ridge Parkway, ATL
- David Bloomenthal 4317 Park Drive, Norcross
- Auggie De'Augustinas, 3743 Duff Cove Circle

The following people addressed the Board in opposition of item 34

- Carol Forest, 4019 Oak Harbor Circle
- Lee Smith, 3749 Mt Vernon Road
- Kathy Kiler, 4008 Oak Harbor Drive

The following people addressed the Board in favor of item 34

- Shawn Fletcher, 375 Morris Road, West Point, PA
- Abdul Amer, 2160 Kingston Court, Marietta
- David Bloomenthal (above)

Motion by Commissioner Powell to approve item 34 with the following conditions:

- 1) All conditions of the September 24, 1998 rezoning request shall apply:
  - A 25 foot buffer shall be established and maintained around the periphery of the development. The buffer could be a combination of berms, fences, and vegetation. The planning staff shall determine the location and type of materials necessary to provide the most protection for adjacent properties.
  - The county traffic engineer and state Department of Transportation shall approved the location and design of the driveway into the development. Should the developer seek access through another right-of-way, the county engineer and state Department of Transportation shall also approve that location and design.
- 2) The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
- 3) All conditions of zoning shall be made a part of any plat created for the properties, and prior to the issuance of any permits or building licenses, a new plat shall be recorded with the Hall County Clerk of Courts showing the combination of all parcels that are part of the application.
- 4) All development shall be permitted through the Hall County Development

Review process, including grading and improvements such as buildings, parking lots, and stormwater management facilities.

- 5) All parking requirements shall be met upon the development of the proposed expansion.

Commissioner Gibbs seconded the motion and stated that he wished to add the following additional conditions:

- 6) Prior to the development, a pre as-built survey shall be conducted on the pond located on Mr. Smith's property (neighboring property). Once the development is completed, a post as-built survey shall be conducted, to determine if any additional silt might have resulted as a part of the development. Should the development result in additional silt, it shall be cleaned at the developer's expense.
- 7) A pre as-built and a post as-built survey shall be conducted on the cove near the Oak Harbor Subdivision to determine if any additional silt might have resulted as a part of the development. Should the development result in additional silt, it shall be cleaned at the developer's expense.

Commissioner Powell accepted the two additional Conditions, and added condition number 8, which follows:

- 8) Upon exiting the property, there shall be 2 dedicated Exit lanes:
  - One lane to turn Left
  - One lane to turn Right

Commissioner Gibbs added another condition:

- 9) If the GA Department of Transportation does not allow the adding of a lane to make 2 exit lanes, Mr. Yamala has the option to waive that condition. (The denial of GA Department of Transportation must be in writing).

The Board voted, unanimously, to approve item 34 with all 9 Conditions.

### **Report from County Attorney**

Mr. Blalock did not have any items to report.

### **Report from County Administrator**

Mr. Connell stated that the October 8, 2018 Work Session and the October 11, 2018 Voting Meeting had been cancelled. He said the next Work Session will be held on October 22, 2018 and the Voting Meeting would be held on October 25, 2018.

### **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, recognized Leadership Hall members Amanda Wilkinson of Bates Carter and Tad Gomez of Northeast GA Medical.Center.

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

Chairman Richard Higgins did not have any items to report.

**Adjourn**

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to adjourn the meeting at 7:34 p.m.