



**HALL COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MEETING  
MINUTES**

**Hall County Government Center 2<sup>nd</sup> Floor  
2875 Browns Bridge Road, Gainesville, GA 30504  
Monday, March 19, 2018 - 3:00 p.m.**

**Call to Order**

Chairman Higgins called the meeting to order at 3:03 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

**Report from Finance**

Nancy Smallwood, Grants Manager, addressed the Board.

1. Approval of application and if awarded the State Criminal Alien Assistance Program (SCAAP) in the amount not to exceed \$42,200. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. No match is required.

There was a consensus to add item 1 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

2. Approval to apply and if awarded accept along with any concurrent year's funding of the HEAT grant for the Sheriff's Office from the Governor's Office of Highway Safety for FY2019 in the amount of \$178,749.89. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. Match will be provided in-kind with one officer's salary.

There was a consensus to add item 2 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

3. Approval of application and award of the 2019 Homeland Security Grant for the Hall County Community Emergency Response Team (CERT) in the amount of \$9,136. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. No match is required.

There was a consensus to add item 3 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

4. Approval to apply and if awarded accept the State Homeland Security Grant Program in the amount of \$34,752 for the Sheriff's Office to purchase personal protective equipment and an EOD (Avatar III CBRNE robot). Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. No match is required.

There was a consensus to add item 4 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

5. Approval of the application, award and any further supplemental funding of the Criminal Justice Coordinating Council (CJCC) Grant for Treatment Services in the amount of \$101,642. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award and supplemental documents. An \$11,294 or 10% of total project amount match will be provided in-kind with personnel salaries and benefits.

There was a consensus to add item 5 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

6. Approval of application, award and any surplus funding from the Criminal Justice Coordinating Council for FY2019 Accountability Court Funding Program grant for the HELP Program in the amount of \$177,230. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. A 10% of total project amount or \$19,692 match is required which will be provided in-kind with budgeted personnel and benefits.

There was a consensus to add item 6 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

7. Approval of application, award and any further supplemental funding of the FY2019 Criminal Justice Coordinating Council Grant for the Hall County Veterans Court for \$141,824. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. A \$15,758 or 10% of the total project amount match will be provided in-kind with a budgeted staff salary and benefits.

There was a consensus to add item 7 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

8. Approval of application, award and any further supplemental funding from the FY19 Criminal Justice Coordinating Council Grant for Family Treatment Court in the amount of \$174,750. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. A \$19,417 or 10% of the total project amount match will be provided in-kind with budgeted staff salary and benefits.

There was a consensus to add item 8 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

9. Approval of application, award and any further supplemental funding for the Treatment Services' application to the Criminal Justice Coordinating Council for FY2019 Accountability Court Funding Program grant for Drug Court in the

amount of \$548,832. Appoint the Grants Manager as the program designee and authorization for Chairman Higgins to execute all related application and award documents. A \$60,981 or 10% of total project amount match which will be fulfill with current staff salary and benefits.

There was a consensus to add item 9 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

### **Report from Planning**

Srikanth Yamala, Planning Director, addressed the Board.

10. Application of Brenton L. Pierce for a Use Subject to County Commission approval for an Agri-Entertainment District on a 27.96± acre tract located on the north side of Chestatee Road, 910±ft. east of its intersection with North River Road; a.k.a. 3266 Chestatee Road; Zoned AR-III; Tax Parcel 10059 000012. Proposed Use: Event Venue. Commission District 2.

Mr. Yamala said that the Planning Commission recommended approval with 9 conditions.

11. Application of Vanessa Gomez for a Use Subject to County Commission approval for an automobile repair and maintenance business on a 0.78± acre tract of land located on the southwest corner of the intersection of Atlanta Highway and 1st Street; a.k.a. 1806 Atlanta Highway; Zoned H-B; Tax Parcel 08009A002023. Proposed Use: Automobile repair and maintenance. Commission District 2.

Mr. Yamala said that the Planning Commission recommended approval with 2 conditions.

12. Application of John Dutkewych for a Use Subject to County Commission approval for outdoor storage on a 0.44± acre tract of land located on the west side of Thompson Bridge Road, between its intersections with Bark Camp Drive and Marlow Road; a.k.a. 5405 Thompson Bridge Road; Zoned S-S; Tax Parcel 11082 000038. Proposed Use: Outdoor storage. Commission District 2.

Mr. Yamala said that the Planning Commission recommended approval.

13. Application of Alfred Franklin Patterson to rezone from Residential-II (R-II) and Highway-Business (H-B) to Highway-Business (H-B) on a 0.56± acre tract of land located on the west side of Hall Street, approximately 400 feet from its intersection with Atlanta Highway; a.k.a. 2 Hall Street; Zoned R-II and H-B; Tax Parcel 00132 006016. Proposed Use: Caretaker's residence and impound lot. Commission District 4.

Mr. Yamala said that the Planning Commission recommended approval.

14. Application of Paul Whitmire to rezone from Highway-Business (H-B) to Agricultural-Residential-IV (AR-IV) on a 2.75± acre tract of land located on the east side of Cleveland Highway, approximately 1,050 feet from its intersection with Old Cleveland Road; a.k.a. 6758 Cleveland Highway; Zoned S-S; Tax Parcel 12084 000034; Proposed Use: Permitted agricultural and residential uses. Commission District 3

Mr. Yamala said that the Planning Commission recommended approval.

15. Application of Breedlove Residential, LLC to rezone from Agricultural-Residential-III (AR-III) to Planned Residential Development (PRD) on a 59.90± acre tract of land located on the east side of Lawson Robinson Road, approximately 744 feet from its intersection with Teakwood Drive; a.k.a. 5365 Lawson Robinson Road; Zoned AR-III; Tax Parcel 10030 000005. Proposed Use: 52-lot subdivision. Commission District 2.

Mr. Yamala said that the Planning Commission recommended approval with 2 conditions.

16. Application of William Tabb Bowen to rezone from Residential-I (R-I) to Office-Institutional (O-I) on a .98± acre tract of land located on the northeast side of Winder Highway, approximately 350 feet from its intersection with Union Place; a.k.a. 4513 Winder Highway; Zoned R-I; Tax Parcel 15037B000063. Proposed Use: Permitted office uses. Commission District 1.

Mr. Yamala said that the Planning Commission recommended approval with 3 conditions.

17. Second Reading and Public Hearing to adopt 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 said that updated resolution and draft ordinance were based on the Commissioners’ direction at the First Reading and Public Hearing.

18. Approve Resolution to consent and agree to the annexation of Fairbanks Drive and Meeks Drive by the City of Oakwood

There was a consensus to add item 18 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

### **Report from Public Works**

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

19. Second 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

### **Report from Purchasing**

Tim Sims, Purchasing Manager, addressed the Board.

20. Approve List of Surplus Vehicles for Donation, Sale on GovDeals or Disposal/Scrap

There was a consensus to add item 20 to the March 22, 2018 Board of Commissioners Voting Meeting Consent Agenda.

### **Report from Tax Assessor**

Steve Watson, Chief Appraiser, addressed the Board.

21. Consider Glenn Hamilton's request for refund of taxes

Mr. Watson stated that the Tax Assessors Board denied the request.

Mr. Blalock stated that code section states that the Board of Commissioners is the only Board with the authority to offer/approve a refund. Mr. Blalock stated that the Commission would have the opportunity to review all of the evidence at the Voting Meeting.

There was a consensus to add item 21 to the March 22, 2018 Board of Commissioners Voting Meeting Agenda.

### **Report from County Attorney**

22. Acceptance of Right-Of-Way Deeds from the Development Authority:
  - Gateway Industrial Centre
  - Kubota Way Extension in Gateway Industrial Centre

There was a consensus to add item 22 to the March 22, 2018 Board of Commissioners Voting Meeting Agenda at which time it will be removed from the Agenda entirely.

### **Report from County Administrator**

Mr. Connell did not have any items to report.

### **Public Comments (PUBLIC HEARING ITEMS (i.e. ZONINGS, ORDINANCE**

**CHANGES, ETC.) WILL ONLY BE RECEIVED AT THE REGULAR SCHEDULED VOTING MEETINGS IN WHICH THE ITEM IS TO BE HEARD) 2 minutes per speaker/20 minutes**

The following people addressed the Board in regards to vacation/short term rentals:  
Stacey Dickson, Convention & Visitor's Bureau  
Jeff Hylton – 127 Woodlake Drive, Gainesville  
Mandy Harris, 1459 Douglas Drive, Gainesville  
Connie Hagler, 2500 Club Drive, Gainesville

**Report from Commissioners**

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

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

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

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

Chairman Richard Higgins encouraged the citizens to send the Commission e-mails with their thoughts in regards to vacation/short term rentals. He said they would consider the information, provided by the public, to come up with a balanced amendment that will be good for all.

**Adjourn**

With no further business, the meeting was adjourned at 3:44 p.m.