



**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, August 06, 2018 - 3:00 p.m.**

**Call to Order**

Chairman Higgins called the meeting to order at 3:01 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

**Appointments for Consideration**

1. 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

Chairman Higgins stated that he plans to appoint Jose Delgado.

**Report from Financial Services**

Zach Propes, Financial Services Director, addressed the Board.

2. 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.

There was a consensus to add item 2 to the August 9, 2018 Board of Commissioners Voting Meeting Consent Agenda.

3. Approval of Hall County Sewer System Master Plan Study Proposal to AECOM - Atlanta, GA in the amount of \$174,791.00

There was a consensus to add item 3 to the August 9, 2018 Board of Commissioners Voting Meeting Consent Agenda.

4. 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

There was a consensus to add item 4 to the August 9, 2018 Board of Commissioners Voting Meeting Consent Agenda.

**Report from Human Resources**

Bill Moats, Human Resources Director, addressed the Board.

5. Approve the Chairman to execute the necessary documents for the purpose of renewing the Cigna HealthSprings Prescription Drug Insurance coverage.

There was a consensus to add item 5 to the August 9, 2018 Board of Commissioners Voting Meeting Consent Agenda.

**Report from Planning and Development**

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

6. 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

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

7. 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 Yamala stated that the Planning Commission recommends approval, with 10 Conditions.

8. 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 Yamala stated that the Planning Commission recommends approval, with 14 Conditions.

9. 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.

Mr Yamala stated that the Planning Commission recommends approval, with 12 Conditions. Conditions.

10. 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 Yamala stated that the Planning Commission recommends approval with 6 Conditions.

11. 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 left the meeting.

Mr Yamala stated that the Planning Commission recommends approval, with 6 Conditions.

### **Report from Public Works & Utilities**

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

12. Approve the 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.

Mr. Rearden stated that this is for the First Reading and Public Hearing.

13. 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.

There was a consensus to add item 13 to the August 9, 2018 Board of Commissioners Voting Meeting Consent Agenda.

### **Report from County Attorney**

Mr. Blalock did not have any items to report.

### **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**

There were no comments from the public.

**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 did not have any items to report.

**Adjourn**

With no further business, Chairman Higgins adjourned the meeting at 3:20 p.m.