



**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 23, 2018 - 6:00 p.m.**

**Call to Order**

Chairman Higgins called the meeting to order at 6:02 p.m.

**Approve Agenda**

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

**Invocation**

1. Chairman Richard Higgins

**Pledge of Allegiance**

2. Commissioner Scott Gibbs

Gracie McBride, 4-H led the pledge of allegiance.

**Presentations**

3. Hall County 4-H Awards of Excellence

Commissioner Powell presented the award to the following 4-H'ers and their leaders: Bryson Burkhalter, Taylor Rudeseal, Kylie Rudeseal, Eamon McDaniel, Jasmine Welton, Evelyn Crow, Camilla Griffin, Emily Pethel, Melinda Cantrell, Ethan Brinson, Brianna Lee, Brent Lee, Jania Ranson, Rhea Chawla, Arya Chawla, Gracie McBride, Cynthia Agliorsuagaryll, Bianca Joseph, Kennedy Smallwood, Vincevo Dauberon, Jacob Barnes, Allison Bailey, Amy McDaniel, Judy Tilford, Grace Hilley, and Jonathan Page

Ms. Tilford addressed the Board.

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

There were no comments from the public.

## **Consent Agenda**

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

4. Approve August 9, 2018 Voting Meeting Minutes
5. Approve August 9, 2018 Executive Session Minutes
6. Approve August 9, 2018 Special Called Meeting Minutes
7. Approve August 6, 2018 Work Session Minutes
8. Announcing the intention of the Hall County Solicitor's Office to apply for the Edward Byrne Memorial Justice Assistance Grant (JAG) for FY2018 in the amount of \$16,712 and if awarded the grant would be brought back before Hall County Board of Commissioners to seek approval of the grant agreement. The Solicitor is requesting a new grant funded part time position. If the grant funding is terminated, the position will be removed. No match required.
9. Approve Work Authorization from On-Call Vendors for Architectural Services for the Fire Station #1 Relocation - Hussey Gay Bell of Duluth, GA in the amount of \$125,100.
10. Approve Work Authorization from On-Call for Design Services for JM Turk/Martin Rd Roundabout to Moreland Altobelli - Gainesville, GA in the amount of \$60,908.00.
11. Approval of RFQ 38-017 Demolition of Improvements, Structures Including Asbestos Abatement for the Spout Spring Road Widening Project to Cornerstone Demolition & Grading - Cartersville, GA and Enviromasters, Inc. - Bowdon, GA - Cost will be determined as Task Orders are given to vendors. These are DOT Certified Vendors that are required for this project.
12. Approval for IFB #068-38 Furnish & Install Standing Seam Roof at Fire Station #12 - to SHC Roofing of Douglasville, GA in the amount of \$109,084.31.
13. Approve the renewal of the United Healthcare Medicare Advantage coverage and authorize the HR Director to communicate acceptance and approval.
14. Approve acceptance of \$220,270.00 Irrevocable Letter of Credit/Performance Agreement for Streets and Sidewalks in Marina Bay Phase 8 Subdivision; Commission District 2
15. Approve Proposed 2019 Local Resurfacing Program for 19.56 miles of resurfacing on 24 various County Roads based on 2018 Road Ratings; Commission Districts 1, 2, 3 & 4
16. Approve Resolution authorizing condemnation and Declaration of Taking of right-of-way for Spout Springs Road Project, Parcel 168 (David W. Summerour and Sheryl S. Morgan); Commission District 1

17. Approve Resolution authorizing condemnation and Declaration of Taking of right-of-way for Spout Springs Road Project, Parcel 170 (David W. Summerour and Sheryl S. Morgan); Commission District 1
18. Approve Resolution authorizing condemnation and Declaration of Taking of right-of-way for Spout Springs Road Project, Parcel 177 (Hazel Waldrep); Commission District 1

**Other Business - Public Works & Utilities**

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

19. Approve revised Development Agreement, Spout Springs - Lancaster Sewer Project, between Hall County, Georgia and Clayton Properties Group, Inc. d/b/a Chafin Builders; Commission District 1

Mr. Rearden stated that the Board approved the initial agreement on June 28, authorizing a maximum not to exceed cost share for the County of \$250,000 plus the ability to negotiate in good faith a 50/50 split for unforeseen costs related to such things as rock. He said this revised agreement states that in addition to the maximum not to exceed amount of \$250,000, the County agrees to reimburse Chafin up to 50% of the costs of the improvements related to rock subject to a maximum amount of \$100,000. If the added cost for rock is less than \$200,000, the County's added reimbursement will be less than \$100,000. The project budget will be adjusted for the additional funding for the rock reimbursement coming from excess funds in the 365 sewer project budget.

Motion by Commissioner Gibbs, seconded by Commissioner Cooper and voted, unanimously, to approve item 19.

20. Second Reading and Public Hearing to 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. Blalock conducted the Reading and Public Hearing.

Motion by Commissioner Cooper, seconded by Commissioner Powell and voted, unanimously, to approve item 20 as stated.

**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.

21. An appeal filed by Lake Love Shack, LLC appealing the decision made by the Hall County Planning Commission to deny the application of Lake Love Shack, LLC for a left side yard setback requirement from 10ft. to 3ft. on 0.38± acres located on the east side of Point View Circle, approximately 1625± ft. feet from its intersection with Point View Drive; a.k.a. 3476 Point View Circle; Zoned R-I; Tax Parcel 10092 000023; Proposed Use: Bring existing carport into compliance. Commission District 2.  
NOTE: Tabled at the July 26, 2018 Voting Meeting until the August 23, 2018

Voting Meeting.

Motion by Commissioner Gibbs, seconded by Commissioner Stowe  
\_\_\_\_\_ and voted, unanimously, to remove item 21 from the table.

Mr. Yamala stated that the Planning Commission recommended denial.

Mr. Blalock conducted the Public Hearing.

The following people addressed the Board in favor of item 21:

- James Stine, 3080 Leaf Garden Lane, Alpharetta
- Josh Bonner, contractor for the Stine's
- Kim Stine

The following people addressed the Board in opposition of item 21:

- John Perry, 3480 Pointview Circle
- Shawn Perry, 3746 Chestatee Road
- Robyn Almond, 3378 Fork Road
- Charlie Woodell

Josh Bonner addressed the Board in rebuttal.

Motion by Commissioner Powell seconded by Commissioner Cooper and voted to  
grant the variance request with the condition that they remove the wall.

Vote: 2 to 3

Commissioner Cooper –aye  
Commissioner Powell – aye  
Chairman Higgins – nay  
Commissioner Gibbs – nay  
Commissioner Stowe – nay

Motion failed

After the vote, Commissioner Powell stated that the variance was denied.

22. Application of Sue Tibbetts for a Use Subject to County Commission approval on a 0.79± acres located on the south side of Carl Drive, at its terminus; a.k.a. 2664 Carl Drive; Zoned AR-III; Tax Parcel 10071 000090. Proposed Use: Reestablish a nonconforming use of an automotive repair business. Commission District 2.

Mr. Blalock issued the Reading.

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

Mr. Blalock conducted the Public Hearing.

The following people addressed the Board in favor of item 22

- Tommy Pendley, 2343 Donny Lee Drive
- Randy Little, 4903 Goddards Port Road

Motion by Commissioner Powell, seconded by Commissioner Gibbs and voted, unanimously, to approve item 22 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) Prior to the issuance of a business license, an existing septic system evaluation is required.
  - 5) All conditions of zoning shall be made part of any plat created for the property.
23. Application of Falcon Design Consultants to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on 203.98± acres located on the west side of Cornelia Highway, 900± ft. from the Hall/Habersham County Line; a.k.a. 5933 Cornelia Highway and 0 Mud Creek Road; Zoned AR-IV; Tax Parcels 09005 000011 and 09006 000001. Proposed Use: Permitted uses within the Light Industrial (I-I) zoning district. Commission District 3.

Mr. Blalock issued the Public Hearing.

Mr. Yamala stated that the Planning Commission recommended denial.

Motion by Commissioner Gibbs, seconded by Commissioner Powell and voted, unanimously, to table item 23 until the September 27, 2018 Commissioner's Voting Meeting.

#### **Report from County Attorney**

Mr. Blalock did not have any items to report.

#### **Report from County Administrator**

24. Hall County Offices will be closed on Monday, September 3, 2018, in observance of Labor Day

#### **Commission Time**

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

Commissioner Billy Powell, District 2 recognized the Leadership Hall students that were in attendance, which included: Ben Philcheck, Katherine Porter, Lauren Pugh, Kristina Jones, Danielle Perkins, and Chris News.

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

Commissioner Jeff Stowe, District 4, announced the upcoming Lake Lanier Association celebration from 1 to 4 pm Saturday, August 25, 2018 recognizing 30 years of Shore Sweep voluntary efforts.

Chairman Richard Higgins did not have any items to report.

### **Adjourn**

Motion by Commissioner Gibbs, seconded by Commissioner Cooper and voted, unanimously, to adjourn the meeting at 7:05 p.m.