



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

**Hall County Government Center 2nd Floor
2875 Browns Bridge Road, Gainesville, GA 30504
Thursday, September 13, 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 Cooper, seconded by Commissioner Powell and voted, unanimously, to approve the Agenda.

Invocation

1. Chairman Richard Higgins

Pledge of Allegiance

2. Commissioner Billy Powell

Presentations

3. National Preparedness Month Proclamation

Commissioner Powell presented the National Preparedness Month Proclamation.

Casey Ramsey, EMA Director, addressed the Board. He stated the appropriateness of preparedness month with the present activity from hurricane Florence.

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

There were no comments from the public.

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

Consent Agenda

4. Approve Resolutions regarding prepaid and postpaid phone revenue
5. Approval of application, award and any further supplemental funding of the Georgia Public Libraries Major Repair and Renovation Grant for \$21,895 for the lighting repair of Blackshear and door replacement of Murrayville for the Hall County Library System. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. A 50% match of \$21,895 is required.
6. Approve Final Design & Construction Phase Services by CDM Smith for Mulberry Creek South East Basin Sewer Extension, not to exceed \$59,000.00 and to modify the overall project budget from \$1,829,210 being paid out SPLOST VI and SPLOST VII to \$622,090 being only funded out of SPLOST VII. Commission District 1
7. Approval of Award for RFP # 39-004 Reappraisal and Equalization Assistance for Certain Real Property to GMASS of Norwood, GA in the amount of \$227,620.00
8. Approve the 2019 Health & Welfare Plan Design Changes
9. Approve Revised Public Safety Intergovernmental Service Agreement with the following cities: City of Gillsville; City of Braselton; City of Lula; City of Gainesville; City of Flowery Branch; City of Oakwood; City of Clermont; City of Buford.
10. Approve the CIGNA Pharmacy Benefit Manager (PBM) for 2019 year 2 renewal at the rates provided in the existing rate structure.
11. Approve the 1 year extension of the CIGNA Basic Life and Accidental Death and Dismemberment (AD&D) Insurance policy, with no premium increase, and authorize the Chairman to execute any necessary documents.
12. Approve the 1 year extension of the CIGNA Voluntary Life and Accidental Death and Dismemberment (AD&D) Insurance policy, with no premium increase, and authorize the Chairman to execute any necessary documents.
13. Approve the 1 year extension of the CIGNA Short Term Disability Insurance policy, with no premium increase, and authorize the Chairman to execute any necessary documents.
14. Approve the 1 year extension of the CIGNA Long Term Disability Insurance policy, with no premium increase, and authorize the Chairman to execute any necessary documents.
15. Approve the 1 year extension of the CIGNA Stop Loss Insurance coverage, and deductible increase to \$250,000 at a premium increase of .69%, or \$7,220, and authorize the Chairman to execute any necessary documents.
16. Approve the 1 year extension of CIGNA Vision Insurance coverage, with a decrease in premium, and authorize the Chairman to execute any necessary documents.
17. Approve the Employment Agreement for the Fire Chief
18. Approve the CIGNA Administrative Services (ASO) for 2019 year 2 renewal, at the rates provided in the existing rate structure and authorize the Chairman to execute any necessary documents.
19. Approve reevaluation of Capitola Farm Road and Spout Springs Road intersection within 10 - 12 months after the Spout Springs Road Phase I Widening Project is completed and is open to traffic; Commission District 1
20. Approve August 20, 2018 Special Called Meeting Minutes
21. Approve August 20, 2018 Executive Session Minutes
22. Approve August 20, 2018 Work Session Minutes
23. Approve August 23, 2018 Voting Meeting Minutes

Sarah McQuade, Planning Manager, addressed the Board.

Other Business - Planning and Development

24. First Reading and Public Hearing for SHELL FOOD MART located at 5804 Cornelia Highway, 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. Blalock conducted 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.

25. 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 August 9, 2018 Commissioners Voting Meeting until the September 13, 2018 Commissioners Voting Meeting

Mr. Blalock issued the Reading.

Motion by Commissioner Stowe seconded by Commissioner Cooper and voted, unanimously, to remove item 25 from the table.

Ms. McQuade stated that the applicant has requested to withdraw the item.

Motion by Commissioner Powell seconded by Commissioner Gibbs and voted, unanimously, to withdraw item 25.

26. 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.
NOTE: Tabled at the August 9, 2018 Voting Meeting until the September 13, 2018 Voting Meeting

Motion by Commissioner Powell seconded by Commissioner Stowe and voted, unanimously, to remove item 26 from the table.

Ms. McQuade stated that the applicant requested to withdraw the item.

Motion by Commissioner Powell seconded by Commissioner Stowe and voted, unanimously, to withdraw item 26.

27. Application of Landscape Plus Services for a Use Subject to County

Commission approval on a 0.99± acres located on the east side of Atlanta Highway, 125ft. from its intersection with Ray Street; a.k.a. 1643 and 1655 Atlanta Highway; Zoned H-B; Tax Parcels 00133A005005 and 00133A005006. Proposed Use: Outdoor storage. Commission District 2.

Ms. McQuade issued the Reading. She stated that the Planning Commission recommended approval with conditions.

Mr. Blalock conducted the Public Hearing.

Mike Easter, 5122 Whispering Pines Drive, addressed the Board in favor of the item.

Motion by Commissioner Powell seconded by Commissioner Gibbs and voted, unanimously, to approve item 27 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) The proposed development, including but not limited to signage and landscape along street frontage, shall meet Gateway Corridors Overlay District (GCOD) standards.
- 3) Prior to the issuance of an occupancy permit, the existing fence on the left property line shall be slatted to provide adequate visual screening of outdoor storage.
- 4) No storage of landscaping equipment for landscape services shall be allowed outdoors.

28. Application of Hampton Wakefield Ventures, LLC for a Use Subject to County Commission approval on a 4.07± acres located on the west side of Dawsonville Highway, at its intersection with Venture Drive; a.k.a. 2375 Dawsonville Highway; Zoned H-B; Tax Parcel 10085 000054A. Proposed Use: Outdoor storage and variance from Gateway Corridor Overlay District standards. Commission District 2.

Ms. McQuade addressed the Board.

Mr. Blalock conducted the Public Hearing.

Steve Gilliam, 301 Green Street, addressed the Board in favor of the item.

The following people addressed the Board in favor of the Ace Hardware but in opposition of access to the property from Venture Drive:

- Steve Harmann, 2530 Venture Drive
- John Lang, 2518 Venture Drive
- Timothy Holmes, 2531 Venture Drive

Mr. Gilliam addressed the Board in rebuttal to the opposition.

Commissioner Powell said that the Commission does their homework. They go look at the properties and do the necessary research to make the best decision. He said he felt like it was safer

Motion by Commissioner Powell seconded by Commissioner Gibbs and voted 4 to 1 to approve item 28 with the following Conditions:

VOTE: 4 to 1

Commissioner Cooper – aye

Commissioner Powell – aye

Chairman Higgins – nay

Commissioner Gibbs – aye

Commissioner Stowe – aye

Motion Passed.

- 1) The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
 - 2) The portion of the proposed building visible from Dawsonville Highway and Venture Drive shall meet the architectural requirements of the Gateway Corridors Overlay District (GCOD). The remainder of the structure shall be permitted to be constructed of metal siding. All building materials shall be approved by the Planning Director prior to the issuance of any permits.
 - 3) 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.
 - 4) All conditions of zoning shall be made part of any plat created for the property.
 - 5) A sign shall be placed past the driveway on Venture Drive stating that no tractor trailer trucks be allowed.
 - 6) A sign shall be placed stating that no tractor trailer truck can turn left out of driveway onto Venture Drive.
29. Application of Matt Miller for a Use Subject to County Commission approval on a 37.56± acres located on the west side of Friendship Circle, at its terminus; a.k.a. 3760 Friendship Circle; Zoned AR-III; Tax Parcel 15048 000007. Proposed Use: Agri-Entertainment District. Commission District 1.

Mr. Blalock read the item.

Ms. McQuade addressed the Board.

Mr. Blalock conducted the Public Hearing.

Matt Miller addressed the Board in favor of the item.

Motion by Commissioner Cooper seconded by Commissioner Powell and voted, unanimously, to approve item 29 with the following conditions:

- 1) The proposed activity is approved between the months of September to November every year and is limited to the proposed hayride and walking trail activities. Any future changes to date and/or time of operation and/or expansion of activities on the property shall require approval by the Hall County Board of Commissioners.
- 2) Parking is not allowed along Friendship Circle at any time.
- 3) Parking shall be clearly designated on the property. Parking areas shall have a minimum 20 foot setback where adjacent to Brenda Williams' property to the north, and a minimum 200 foot setback from all other property lines.
- 4) Hours of operation shall terminate no later than 10:00 p.m. on Sunday through Thursday and no later than 12:00 a.m. on Friday and Saturday.

- 5) If any existing structures are to be utilized for the agri-entertainment district, those structures shall be inspected by Hall County Building Inspections to meet applicable building code.
 - 6) Any new development related to the agri-entertainment district will be subject to the Hall County Development Review process.
 - 7) The subject parcel shall be held to Hall County Stormwater Management regulations if more than 5,000 square feet of impervious area is added to site.
 - 8) The applicant shall meet Hall County Environmental Health Department standards to ensure regulations pertaining to onsite septic systems and food service.
 - 9) The use of amplified noise shall not be allowed.
30. Application of Kent Henderson to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on 25.62± acres located on the east side of Mount Vernon Road, 570± ft. from its intersection with Ben Parks Road; a.k.a. 5404 Mount Vernon Road; Zoned AR-IV; Tax Parcels 11031 000005. Proposed Use: 23 lot subdivision. Commission District 3.

Mr. Blalock read the item.

Ms. McQuade addressed the Board.

Mr. Blalock conducted the Public Hearing.

the following people addressed the Board in favor of the application:

- Kent Henderson, 6071 Mount Vernon Road
- Darlene Carver, 6492 Ben Parks Road
- Ed Myers, Civil Engineer

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

- Brad Purier, 5302 Mount Vernon Preserve Court
- Lanis Lee, 5450 Mount Vernon Road
- Brandon Garrett, 5355 Mount Vernon Road
- Douglas Aiken, 6230 Brady Road

Mr. Henderson addressed the Board in rebuttal to the opposition.

Motion by Commissioner Gibbs seconded by Commissioner Powell and to approve with the conditions as stated by the planning commission. Commissioner Gibbs amended his motion to include a condition of a 25 foot rear set back, 2nd by Commissioner Powell and voted, unanimously, to approve with the following conditions, which include Commissioner Gibbs additional condition:

- 1) Development shall be limited to 23 lots as generally shown on the concept plan and described in the project narrative, modified as necessary for compliance with development standards at the time of plan submittal.
- 2) Development shall be limited to homes with no less than 1,800 square feet of heated floor space with each residence having a two-car garage and sodded front lawn.
- 3) All lots will access an internal roadway, with no lot having driveway access to Mount Vernon Road.

- 4) The following statement regarding the potential impacts of agricultural operations in the area shall be made part of any plat recorded on this property:
“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property, including, but not limited to noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
- 5) All conditions of zoning shall appear on any plats created for the subdivision.
- 6) Vinyl siding shall not be used.
- 7) Each home shall be no less than 1,800 square feet.
- 8) No Leyland Cypress trees shall be used.
- 9) The setbacks for the property shall be as follows: 10 feet for the side yard setback and 25 feet for the rear yard setback.

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.

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 did not have any items to report.

Adjourn

Motion by Commissioner Cooper, seconded by Commissioner Powell and voted unanimously, to adjourn the meeting at 7:46 p.m.