



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

Hall County Government Center 2nd Floor
2875 Browns Bridge Road, Gainesville, GA, 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, July 08, 2021 - 06:00 PM

Call to Order

Chairman Higgins at 6:00 p.m.

Present:

Chairman Richard Higgins, Vice Chairman Jeff Stowe and Commissioners Kathy Cooper, Billy Powell, and Commissioner Shelly Echols

Also present were County Administrator Jock Connell, Assistant County Administrators Marty Nix and Zach Propes, Commission Clerk Lisa Ritchie and County Attorney Van Stephens

Approve Agenda

Commissioner Echols/Commissioner Stowe — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Shelly Echols

Public Comments

There were no comments from the public.

Consent Agenda

Commissioner Stowe/Commissioner Echols — approve — unanimous

- 3 Approve the July 6, 2021 Special Called Work Session Minutes.
- 4 Approve the July 6, 2021 Executive Session Minutes.
- 5 Approve the July 6, 2021 Special Called Meeting Minutes.

- 6 Approve the June 24, 2021 Voting Meeting Minutes.
- 7 Approve the June 24, 2021 Executive Session Minutes.
- 8 Approve the June 24, 2021 Special Called Meeting Minutes.
- 9 Approve the ratification of the application and approve the award of the PetSmart Charities Adoption Event Grant for the Hall County Animal Shelter to fund adoption events in the amount of \$750.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.
- 10 Approve the purchase of a Pomona restroom for \$235,536.37 and a Taos restroom for \$145,511.16 for Hall County Parks and Leisure Services for Tadmore Park to CXT, Inc.
- 11 Approve the annual renewal of the subsidy contract with the Georgia Department of Corrections.
- 12 Approve the Employment Agreement for the Deputy Court Administrator.
- 13 Approve the Intergovernmental Agreements with Clermont, Flowery Branch, Gainesville, Gillsville, Lula, and Oakwood for the purpose of conducting Elections.
- 14 Approve the adoption of the Tax Levy Resolution for the Hall County School District.
- 15 Approve the renewal of annual contract for IFB #017-40 Toner & Inkjet Cartridges for various County departments to McGarity's Business Products of Gainesville, GA. The estimated annual cost is \$60,000.00.
- 16 Authorize changes to the Hall County Candler Landfill Fee Schedule effective October 1, 2021. Commission Districts 1, 2, 3, and 4.
- 17 Approve the change order to conduct geo-technical study for the Friendship Road Sewer design for Public Works to CDM Smith of Atlanta, GA in the amount of \$60,000.00.
- 18 Approve the renewal of annual contract for IFB #010-41 Guardrail Installation & Maintenance for Public Works to Bagwell Fence Company, Inc. of Spartanburg, SC. The estimated annual cost is expected to exceed \$50,000.00.
- 19 Approve the Employment Agreement for the Sheriff's Major position over patrol and investigation.
- 20 Approve the Employment Agreement for the Sheriff's Major position over the jail.
- 21 Approval of the insolvent list for delinquent taxes regarding real property, personal property, mobile homes, timber, and heavy equipment for the period from 1980 through 2013 in the amount of \$5,405,313.59, subject to review and approval by the County Attorney.
- 22 Approve the Employment Agreement for the Chief Deputy Tax Commissioner appointed position.

Public Hearing to amend Hall County's Zoning Map as follows:

Sarah McQuade, Director of Planning and Development, addressed the Board.

- 23 Application of D. Barrett Investment Properties, LLC to rezone from Agricultural Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.70± acre tract located on the east side of Thompson Bridge Road approximately 684 feet from its intersection with Southers Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III & R-II; Tax Parcel 10104 000002. Proposed Use: car wash and self-storage warehouse facility. Commission District 2.

Mr. Stephens introduced the item. Ms. McQuade stated that the applicant requested that the item be tabled until the August 26, 2021 Voting Meeting.

Mr. Smith, 301 Green Street, Gainesville, GA, addressed the Board and stated that they would like additional time to explore other options that may be more feasible.

Commissioner Powell/Commissioner Stowe — Table until the August 26, 2021 Voting Meeting — unanimous

- 24 Application of Genuine Mapping and Design, LLC to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on 3.40± acres located on the east side of Winder Highway approximately 2,200 feet from its intersection with Raceway Drive; a.k.a. 5247, 5253, 5259, and 5265 Winder Highway; Zoned AR-IV; Tax Parcels 15028 000028, 000027, 000026, and 000025. Proposed Use: office, warehouse, and/or service station. Commission District 1.

Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.

There were no comments from the public.

Commissioner Cooper/Commissioner Powell — approve with the five (5) conditions listed below - unanimous

- 1. The development shall conform with all zoning and development regulations at time of permitting. Permitted uses shall be limited to the requested uses of office, warehouse, per the submitted site plan and narrative. Service stations shall not be allowed. Conditional uses and those limited by the Gateway Corridors Overlay District shall not be included as approved uses.*
- 2. The front setback shall be 30 feet.*
- 3. Development shall conform to the standards set forth by the Gateway Corridors Overlay District.*
- 4. Access to the development shall be approved by Georgia Department of Transportation.*
- 5. All conditions of zoning shall be made part of any plat created for the property.*

- 25 Application of Trackside 53 Properties, LLC. to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on 1.47± acres located on the east side of Winder Highway approximately 2,555 feet from its intersection with Raceway Drive; a.k.a. 5235 and 5241 Winder Highway; Zoned AR-IV; Tax Parcels 15028 000019 and 000029. Proposed Use: Office, warehouse, and/or car club. Commission District 1.

Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.

There were no comments from the public.

Commissioner Cooper/Commissioner Powell — approve with the five (5) conditions listed below — unanimous

- 1. The development shall conform with all zoning and development regulations at time of permitting. Permitted uses shall be limited to the requested uses of office, warehouse and/or car club, per the submitted site plan and narrative. Conditional uses and those limited by the Gateway Corridors Overlay District shall not be included as approved uses.*
- 2. The front setback shall be 30 feet.*
- 3. Development shall conform to the standards set forth by the Gateway Corridors Overlay District.*
- 4. Access to the development shall be approved by Georgia Department of Transportation.*
- 5. All conditions of zoning shall be made part of any plat created for the property.*

- 26 Application of Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 39.11± acre tract located on the west side of Athens Highway approximately 260 feet from its intersection with Wallace Road; a.k.a. 2738 Athens Highway, Zoned AR-IV; Tax Parcel 15023 000008. Proposed Use: light manufacturing and warehouse/distribution facilities. Commission District 3.

Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Chris Patton, 419 Bradford Street, Gainesville, GA*

Commissioner Echols/Commissioner Stowe — approve with the five (5) conditions listed below — unanimous

- 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of application.*
- 2. All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variance to these standards shall be approved.*
- 3. If subdivided, all lots must access internal roadways. No new tracts shall have direct access to Athens Highway.*
- 4. The development controls for the district shall be as proposed (lot coverage, setbacks, building heights, lot size, etc.) by the applicant in the project narrative. If standards are not specifically proposed, then the applicable standards in the Light Industrial (I-I) zoning district shall apply.*
- 5. All conditions of zoning shall become a part of any plat recorded for this property.*

Other Business - Public Works and Utilities

Srikanth Yamala, Director of Public Works and Utilities, addressed the Board.

- 27 Public Hearing for Application of Patton Land Surveying for Buffer and Setback Variance on a 3.24-acre parcel located on the east side of Hawkins Road, aka 5482 Hawkins Road, aka 5482 Hawkins Road, tax parcel 15009 0000070. Proposed use; vary stream buffer requirement. Commission District 3.

Mr. Stephens introduced the item. Mr. Yamala discussed the item. Mr. Stephens conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Chris Patton, 419 Bradford Street, Gainesville, GA*

Commissioner Echols/Commissioner Powell — approve — unanimous

- 28 First Reading and Public Hearing to Amend Title 10 entitled "Vehicles and Traffic" of the Official Code of Hall County, Georgia, by creating Chapter 10.92 to be entitled "Residential Speed Control Program" for the purpose of investigating and installation of speed tables in residential subdivisions; to provide for an effective date for said resolution; to repeal conflicting ordinances and resolutions; and for other purposes.

Mr. Stephens introduced the item. Mr. Yamala discussed the item. Mr. Stephens conducted the Public Hearing.

There were no comments from the public.

Chairman Higgins stated that the Second Reading and Public Hearing would be held at the Commissioners July 22, 2021 Voting Meeting.

County Administrator

Mr. Connell did not have any items to report.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:20 p.m. — unanimous

Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.