



**HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING 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, March 14, 2024 - 06:00 PM**

Call to Order

Chairman Higgins at 6:00 p.m.

Present:

Chairman Richard Higgins, Vice-Chairman Gregg Poole and Commissioners Kathy Cooper, Billy Powell and Jeff Stowe

Also present were County Administrator Zach Propes, Assistant County Administrator Katie Crumley, Commission Clerk Jennifer Rivera, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Powell/Commissioner Poole — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Gregg Poole

Public Comments

There were no comments from the public.

Presentation/s

- 3 Running 4 Heroes Challenge Coin Presentation by Andrew Collinson.

Andrew Collinson addressed and presented the Board, Sheriff Gerald Couch and members of Fire Rescue with a Running 4 Heroes Challenge Coin.

Proclamation/s

- 4 Approve the Joint Proclamation with The City of Gainesville recognizing Friday, March 15, 2024, through Sunday, March 17, 2024, as the Twenty-First Annual Grady Young Foundation Memorial Scholarship Weekend.

Commissioner Stowe presented Gwenell Brown with the Proclamation.

Commissioner Stowe/Commissioner Poole — approve — unanimous

- 5 Approve the Proclamation recognizing Timothy Gene Spain's retirement after 26 years of service to Hall County, GA.

Commissioner Powell presented Timothy Spain with the Proclamation.

Commissioner Stowe/Commissioner Poole — approve — unanimous

- 6 Approve the Proclamation recognizing Ronald Chad Dean's retirement after 23 years of service to Hall County, GA.

Commissioner Powell/Commissioner Stowe — approve — unanimous

Consent Agenda

Commissioner Powell/Commissioner Poole — approve — unanimous

- 7 Approve the March 11, 2024 Executive Session minutes.

- 8 Approve the March 11, 2024 Work Session minutes.

- 9 Approve the February 22, 2024 Voting Meeting minutes.

- 10 Approve the Addendum to the Intergovernmental Agreement with the City of Gainesville concerning trails, associated greenspace and Community Service Center campus improvements.

- 11 Approval and authorization for the Chairman to execute a lease agreement between Northeast Georgia Physicians Group, Inc. and Hall County for lease of the Medical Office Building located at 1292 Athens Street, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the lease, subject to review and approval by the County Attorney.

- 12 Approve the award of RFQ/P #44-024 Demand Services On-Call Commercial Real Estate Brokerage Services for Administration to Norton Commercial & Acreage Group, LLC of Gainesville, GA, Candler Read Estate Group, LLC of Gainesville, GA, Avison Young-Atlanta, LLC of Gainesville, GA and Powell Property Group, Inc. of Cumming, GA. The estimated annual cost to exceed \$50,000.00.

- 13 Appointment of Casey Ryals to the Gainesville-Hall Development Authority to serve a term from April 1, 2024 to March 31, 2028. Commission Districts 1, 2, 3, and 4.

- 14 Appointment of Bill Nash to the Chestatee Chattahoochee RC&D Council to serve an unexpired term to December 31, 2024. Commission Districts 1, 2, 3 and 4.

- 15 Approve the ratification of the application and award for the Georgia County Internship Program (GCIP) Grant for Parks & Leisure Services to hire a County intern in the amount of \$2,259.50, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A cash match of \$1,000.00 will be required.
- 16 Approve the renewal of annual contract for RFQ/P #43-013 Facilities Grounds Keeping and Lawn Maintenance Services for Facilities Management to BrightView Landscape Services, Inc. of Lawrenceville, GA, in the amount of \$200,775.80.
- 17 Approve the award of IFB #033-44 Courthouse Parking Garage Repairs – Phase II for Facilities Management to Southern Wall Systems II, LLC of Suwanee, GA, in the amount of \$274,703.00.
- 18 Approve the installation and purchase of roof repair and restoration at the Children With Special Needs Building (440 Prior Street, Gainesville) and the Historic 1936 Courthouse (116 Spring Street, Gainesville) for Facilities Management to National Building Contractors, Inc. (dba NBC Weather Proofing Specialists) of Conyers, GA, in the amount of \$935,500.00.
- 19 Approval and authorization for the Chairman to execute a resolution consenting to the de-annexation from the City of Lula of approximately 1.11 acres of real property located at 0 Old Cornelia Highway, Lula, GA, subject to review and approval by County Attorney.
- 20 Approval and authorization for the Chairman to execute a resolution consenting to the de-annexation from the City of Oakwood of approximately 2.29 acres of improved real property located at 4526 Railroad Street, Oakwood, GA, subject to review and approval by County Attorney.
- 21 Approval and authorization for the Chairman to execute a resolution accepting the donation of 4.3 acres of real property located at 1370 Athens Street, Gainesville, GA by Fieldale Farms Corporation for recreational and community purposes, and authorize the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.
- 22 Approve the purchase of one (1) new 2024 Ford F-450 Crew Cab Truck with a Flatbed for Emergency Management to Wade Ford of Smyrna, GA, in the amount of \$80,535.00.
- 23 Approve the award of RFQ/P #44-028 Demand Services for On-Call Fencing Installation for various County departments to Batten Enterprises, Inc. (dba Security Fence Company) of Braselton, GA and Blue Ridge Fence, Inc. of Lula, GA. The estimated annual cost to exceed \$50,000.00.
- 24 Approve the award of RFQ/P #44-027 Demand Services for On-Call Tree Cutting, Removal, and Stump Grinding for various County departments to One Two Tree, LLC of Marietta, GA, AKA Tree Service, LLC of Oakwood, GA, and Atlanta Premier Tree Solutions, LLC of Chattahoochee Hills, GA. The estimated annual cost to exceed \$50,000.00.
- 25 Approve the amendment to the existing Payment Processing Service Agreement with Catalis Payments, LLC (formerly Value Payment Systems, LLC) to add American Express as a payment option for credit card processing within Hall County.

- 26 Approve the sole source purchase of a HAL Emergency Medical Trauma Simulator Manikin for Fire Rescue to Gaumard Scientific Company of Miami, FL, in the amount of \$83,739.00.
- 27 Approve Change Order #2 for the addition of professional service hours to complete the implementation of the Phase 2 upgrade of Accela Civic Applications software for Planning & Development to Accela, Inc. of San Ramon, CA, in the amount of \$38,570.00.
- 28 Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the City of Gainesville for collaboration on the design and construction of pedestrian facilities, infrastructure, and streetscape improvements to the Athens Street Corridor from the Martin Luther King, Jr. Boulevard intersection to the Athens Highway / U.S. Highway 129 – South intersection, subject to review and approval by the County Attorney.
- 29 Approve the ratification of the application for the US Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program to provide funds for road improvements for the Spout Springs Road Widening, Phase 2, in the amount of \$25,000,000.00. A match of \$52,514,602.00 will be required.

Other Business - Financial Services

Wes Geddings, Director of Financial Services, addressed the Board.

- 30 Approve the award of RFQ #44-021 Demand Services for General Contractor Services for Hall County Projects for various County departments to Chattahoochee Group, Inc. of Clermont, GA, BM&K Construction, Inc. of Braselton, GA, Scroggs & Grizzel Contracting, Inc. of Clermont, GA, and Hogan Construction Group, LLC of Norcross, GA. The estimated annual cost is \$5,700,000.00.

Commissioner Stowe/Commissioner Powell — approve — unanimous

Other Business - Public Works and Utilities

Bill Nash, Director of Public Works and Utilities addressed the Board.

- 31 Public hearing to request approval and authorization for the Chairman to execute a resolution for the expansion of a Special Tax District for street lights on Spring Road and Skelton Road in Hall County. Commission District 4.

Mr. Lawhon introduced the item. Mr. Nash discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Rona Evans, 3435 Stancil Road, Gainesville

Opposition:

- Eugene Moon, 2070 Skelton Road, Gainesville
- Eric Moulder, 2279 Spring Road, Gainesville
- Paula Wallace, 2081, 2085 and 2090 Skelton Road, Gainesville
- Mandy Harris, 2195 Spring Road, Gainesville
- Keith Handran, 254 Green Hill Circle, Gainesville

- 32 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Realignment Project, Parcels 1, 3, and 7, Hall County tax parcel numbers 15020A000010, 15020A000012, and 15020A000012A, also known as 2862 White Sulphur Road, 2894 White Sulphur Road, and 3323 Seymour Road, presently owned by DANJI, LLC, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney.

Commissioner Cooper/Commissioner Powell — approve — unanimous

- 33 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Realignment Project, Parcels 4, 5, and 6, Hall County tax parcel numbers 15020A000011, 15020A000031, and 15020A000020, also known as 3331 Seymour Road, 3340 Seymour Road, and 3328 Seymour Road, presently owned by Benji B. Miller, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Cooper — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

- 34 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Realignment Project, Parcel 8, Hall County tax parcel number 15020A000009, also known as 3330 White Sulphur Road, presently owned by Carol Ann Brown and Scott Puckett, Co-Trustees of the William and Patricia Puckett Irrevocable Trust, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

- 35 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Realignment Project, Parcel 10, Hall County tax parcel number 09108 000066, also known as 3255 White Sulphur Road, presently owned by Shirley Collins, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney.

Commissioner Cooper/Commissioner Powell — approve — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

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

Beth Garmon, Assistant Director of Planning and Development, addressed the Board.

36 **0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | **Proposed Use: 324-unit residential development** | Commission District 1 | **Thompson O'Brien Kappler & Nasuti PC, applicant.**

Mr. Lawhon introduced the item. Ms. Garmon discussed the item.

Commissioner Stowe/Commissioner Powell — approve tabling item 36 until the March 28, 2024 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — abstained

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

37 **6545 Misty Harbor Court | Use Subject to County Commission Approval** | 17.60.040.H Minor subdivisions | on a 7.41± acre tract on the east side of Misty Harbor Court, approximately 1,000 feet from its intersection with Misty Harbor Lane | Zoned R-I; Tax Parcel 08149 000171 | **Proposed Use: 5-lot subdivision** | Commission District 2 | **Yunsoon Kim, applicant.**

Mr. Lawhon introduced the item. Ms. Garmon discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Yunsoon Kim, 10980 Old Stone Court, Johns Creek

Commissioner Powell/Commissioner Poole — approve with the eight (8) conditions listed below — unanimous

Conditions:

1. The property shall be developed in accordance with the site plan dated August 28, 2023 and as described in the project narrative dated October 30, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 5 building lots in accordance with the requirements of the Residential-I (R-I, 17.60) zoning district as detailed in 17.240, area and setback requirements.
3. Development shall be limited to site-built homes having no less than 2,500 square feet of heated floor space.
4. All residences shall have sodded front yards with a professional landscape design.
5. All facades shall be finished with a combination of brick, stone, stucco, or fiber cement siding. The front façade shall incorporate changes in these building materials with different textures and/or colors. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.
6. All lots shall have access off of an internal roadway, with no lot having direct access to Gaines Ferry Road.
7. All conditions of zoning shall appear on any plats created for the subdivision.
8. Per 2.60.060. — effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.

38

0 Cornelia Highway | Rezone | from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Light Industrial (I-I) | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Highway | Zoned AR-IV and PCD (GCOD), Tax Parcel 09030 000030 | **Proposed Use: Self-storage facility** | Commission District 3 | **Double E Properties, LLC, applicant.**

Mr. Lawhon introduced items 38 and 39, which were heard together. Ms. Garmon discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 38 and 39:

Favor:

- James Irvin, 164 Professional Drive, Baldwin*

Commissioner Poole/Commissioner Powell — approve with the twelve (12) conditions listed below — unanimous

Conditions:

- 1. The property shall be developed in accordance with the site plan submitted on December 19, 2023 and as described in the project narrative submitted on December 8, 2023 as well as the architectural renderings labeled as Exhibits A and B, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The area designated as "Potential Future Development" on the site plan is not approved as a function of this decision. Development of the area designated as "Potential Future Development" shall require a separate review and be subject to development standards in place at time of submittal.*
- 2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD,17.420), except as described in the conditions herein.*
- 3. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.*
- 4. Any proposed building shall be no greater than three (3) stories in height, in addition to one (1) basement level.*
- 5. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
- 6. All conditions of zoning shall be made a part of any plat(s) or construction plans created for the property.*
- 7. A 25 foot transitional buffer shall be required with a 6 foot opaque fence along tax parcel 09030 000029. A 25 foot buffer shall be required where the subject property is adjacent to agricultural-residential zoned property.*
- 8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the 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."*
- 9. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby*

properties that include, but are not limited to noise, odors, dust, and the operation of machinery and motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

10. *Where storage buildings are located adjacent to drive aisles, parallel parking shall be provided and the drive aisles shall remain at least 26 feet wide.*
11. *A 6 foot high ornamental fence with brick or stone columns shall be installed along the right-of-way of Tribble Gap Road at the front entrance to the development.*
12. *Any chain-link security fence shall be vinyl-coated, with the exception of the previously mentioned opaque fence.*

39

0 Cornelia Highway | Variance | 17.420.050.C.2.c. to reduce the required transitional buffer from 50 feet to 25 feet | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Hwy | Zoned AR-IV and PCD (GCOD), Tax Parcel 09030 000030 | **Proposed Use: Self-storage facility | Commission District 3 | Double E Properties, LLC, applicant.**

Items 38 and 39 were heard together. See item 38 for public hearing details.

Commissioner Poole/Commissioner Stowe — approve with the twelve (12) conditions listed below — unanimous

Conditions:

1. *The property shall be developed in accordance with the site plan submitted on December 19, 2023 and as described in the project narrative submitted on December 8, 2023 as well as the architectural renderings labeled as Exhibits A and B, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The area designated as "Potential Future Development" on the site plan is not approved as a function of this decision. Development of the area designated as "Potential Future Development" shall require a separate review and be subject to development standards in place at time of submittal.*
2. *Development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD,17.420), except as described in the conditions herein.*
3. *Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.*
4. *Any proposed building shall be no greater than three (3) stories in height, in addition to one (1) basement level.*
5. *Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
6. *All conditions of zoning shall be made a part of any plat(s) or construction plans created for the property.*
7. *A 25 foot transitional buffer shall be required with a 6 foot opaque fence along tax parcel 09030 000029. A 25 foot buffer shall be required where the subject property is adjacent to agricultural-residential zoned property.*
8. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the 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."

9. *The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby properties that include, but are not limited to noise, odors, dust, and the operation of machinery and motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
10. *Where storage buildings are located adjacent to drive aisles, parallel parking shall be provided and the drive aisles shall remain at least 26 feet wide.*
11. *A 6 foot high ornamental fence with brick or stone columns shall be installed along the right-of-way of Tribble Gap Road at the front entrance to the development.*
12. *Any chain-link security fence shall be vinyl coating, with the exception of the previously mentioned opaque fence.*

40

3655 Friendship Road | Rezone | from Agricultural Residential (AR-III) to Planned Residential Development (PRD) | on a 10.76± acre tract located on the northeast side of Friendship Road, approximately 230 feet from its intersection with Maple Valley Drive | Zoned AR-III, Tax Parcel 15048 000025 | **Proposed Use: 22-lot single-family development |** Commission District 1 | **3655 Friendship Rd., LLC, applicant.**

Mr. Lawhon introduced the item. Ms. Garmon discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville*

Opposition:

- *Chadwick Robertson, 3745 Friendship Road, Buford*
- *Kristi Robertson, 3745 Friendship Road, Buford*
- *Janet Lipscomb, 3673 Maple Valley Drive, Buford*
- *Willie Lipsomb, 3673 Maple Valley Drive, Buford*

Commissioner Cooper/Commissioner Powell — approve with the sixteen (16) conditions listed below — unanimous

Conditions:

1. *The property shall be developed in accordance with the site plan submitted*

on December 5, 2023 and as described in the project narrative submitted on December 7, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

- 2. The development shall be limited to 22 units.*
- 3. The minimum heated floor area (HFA) shall be 2,100 square feet.*
- 4. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.*
- 5. Front-entry garage orientation may be semi-flush with the front façade, measuring no greater than 8 feet beyond the front façade. Garage door width shall not exceed 40% of the width of the front façade of the residence.*
- 6. A 5-foot walking path shall be required through the common area to connect each section of open space. An access easement a minimum of 5 feet in width shall be reserved for off-street pedestrian circulation to accommodate connectivity between the common spaces. Access easements are required to be recorded prior to the sale of any home sites adjacent to points of access. Prior to the sale of any home sites in the project, it shall be clearly stated the intent to make the connection so potential buyers are made aware. The easement shall be owned and maintained by the Developer and then transferred to the HOA once established.*
- 7. All designated open space within the development shall be commonly held, and not by any individual homeowner(s).*
- 8. All stream buffers must be fully maintained by the HOA, be completely contained within the common space and shall not encroach onto any individual building lot.*
- 9. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.*
- 10. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby properties that include, but are not limited to noise, odors, dust, and the operation of machinery and motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
- 11. No variances or development exceptions are granted as part of this request that are not explicitly listed in these conditions. The development shall be compliant with the Official Code of Hall County.*
- 12. All conditions of zoning shall be made part of any plat(s) created for the subdivision.*
- 13. A 50 foot transitional buffer per 17.260.020 along with a 6 foot high fence shall be maintained along the eastern boundary of the development which separates it from the existing Willow Brook subdivision. This 50 foot buffer shall also apply to any common area parcel which includes a stormwater*

pond. There shall be a 25 foot transitional buffer along all other external boundaries of the development, excluding that which adjoins Friendship Road right-of-way.

- 14. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the 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."*
- 15. There shall be a 6 foot berm with a 6 foot fence installed along lots 20, 21, 22 and the vacant greenspace lot surrounding Chadwick Robertson's property (Parcel Number 15048 000025D).*
- 16. The retention/stormwater management area shall be built to Hall County standards, and if there is a bond required, the bond shall be put into place.*

County Administrator

Mr. Propes did not have any items to report.

Commission Time

Commissioner Gregg Poole, District 3, thanked Katie Greenway for her assistance this week with a Planning matter for a church member.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 7:11p.m. — unanimous