



**HALL COUNTY BOARD OF COMMISSIONERS
SPECIAL CALLED 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, June 10, 2021 - 04:00 PM

Call to Order

Chairman Higgins at 4:00 p.m.

Present:

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

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

Approve Agenda

Commissioner Powell/Commissioner Echols — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation

- 3 Approve the Proclamation recognizing the North Hall High School Baseball Team for their State Championship win.

Commissioner Echols presented the Proclamation to Head Coach Trevor Flow, Assistant Coach Wes Crow, Assistant Coach Dacen Cash, Assistant Coach Trey Pinson, Assistant Coach Chandler Newton, Assistant Coach Tim Nunez, and Players Hudson Brown, Jay Johnson, Grayson Kirby, Jaret Bales, Hudson Barrett, Jace Bowen, Hunter Brooks, Tate Brooks, Landon Davis, Baker Dyer, Luke Erickson, Cooper Helton, McKay Kemp, Bradford Puryear, Eli Reece, Landon Lee, Will Jackson, Brady Stephens, Andrew Hlavacek, Britton Glover, Ajay Jones, Korbyn Sosebee, Nathan Vermeer and Jon Jon Reed.

Commissioner Echols/Commissioner Powell — approve — unanimous

Consent Agenda

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 4 Approve the June 7, 2021 Work Session Minutes.
- 5 Approve the May 27, 2021 Special Called Meeting Minutes.
- 6 Approve the May 27, 2021 Voting Meeting Minutes.
- 7 Approve the May 27, 2021 Executive Session Minutes.
- 8 Approve the re-appointment of Keith Morris to the Chicopee Woods Greens Committee to serve a term from July 1, 2021 to June 30, 2022. Commission Districts 1, 2, 3, and 4.
- 9 Approve the appointment of Keith Morris to the Chicopee Woods Area Park Commission to serve an unexpired term to March 26, 2024. Commission District 1.
- 10 Approve the re-appointment of Jesse Gibson to the Department of Family & Children Services (DFACS) to serve a term from July 1, 2021 to June 30, 2026. Commission District 3.
- 11 Approve the re-appointment of Deborah Mack to serve as the Private Sector Member of the Georgia Mountains Regional Commission (GMRC) to serve a term from July 1, 2021 to June 30, 2022. Chairman Higgins and City Mayors Appointment.
- 12 Approve the re-appointment of Brent Hoffman to The Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2021 to June 30, 2024. Commission District 2.
- 13 Approve the re-appointment of Heather Taylor to The Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2021 to June 30, 2024. Commission District 2.
- 14 Approve the re-appointment of Renee Gerrell to The Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2021 to June 30, 2024. Commission District 4 .

- 15 Approve the re-appointment of Joseph Michael Kennedy to The Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2021 to June 30, 2024. Commission District 4 .
- 16 Approve the re-appointment of Commissioner Kathy Cooper as ex-officio to the Library Board to serve a term from July 1, 2021 to June 30, 2024. Commission Districts 1, 2, 3 and 4.
- 17 Approve the appointment of John Delzell to the Library Board to serve a term from July 1, 2021 to June 30, 2024. Commission District 2.
- 18 Approve the re-appointment of Jamie Lovett to the Library Board to serve a term from July 1, 2021 to June 30, 2024. Chairman Higgins' Appointment.
- 19 Approve the re-appointment of Tina Black to the Georgia Department of Behavioral Health and Development Disabilities (DBHDD) Region One Advisory Council to serve a term from July 1, 2021 to June 30, 2024. Commission Districts 1, 2, 3 and 4.
- 20 Approve the re-appointment of Karla Swafford to the Georgia Department of Behavioral Health and Development Disabilities (DBHDD) Region One Advisory Council to serve a term from July 1, 2021 to June 30, 2024. Commission Districts 1, 2, 3 and 4.
- 21 Approve the re-appointment of Barbara 'Bobbie' Young to the Georgia Department of Behavioral Health and Development Disabilities (DBHDD) Region One Advisory Council to serve a term from July 1, 2021 to June 30, 2024. Commission Districts 1, 2, 3 and 4.
- 22 Approve the change order to Fire Station #1 for an addition of a warehouse to Sunbelt Builders, LLC of Covington, GA in an additional amount not to exceed \$2,588,115.00.
- 23 Approve the award of RFQ/P #41-012 Solid Waste Master Plan Study for Public Works and Utilities to Burns & McDonnell Engineering Company, Inc. of Alpharetta, GA in the amount of \$119,825.00.
- 24 Approve the application of the U.S. Department of Justice Patrick Leahy Bulletproof Vest Partnership Grant to purchase bulletproof vests in the amount of \$15,460.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A 50% match of \$15,460.00 is required.

Financial Services

Dena Bosten, Director of Financial Services, addressed the Board.

- 25 Present the proposed FY 2022 Budget and Public Hearing.

Ms. Bosten discussed the item. Mr. Stephens conducted the Public Hearing.

The following people addressed the Board:

Opposition:

- *Susan Collins, Hall County resident*

Other Business - Appointments for Consideration

- 26 Library Board appointment to serve a term from July 1, 2021 to June 30, 2024. Commission District 3.

Appointment of Rebecca Hamby - Commissioner Echols/Commissioner Stowe - approve - unanimous

Other Business - Planning and Development

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

- 27 First Reading and Public Hearing regarding approval and authorization for the Chairman to execute an amendment to the provisions of the Official Code of Hall County, Georgia regarding distilled spirits, malt beverages, and wine so as to permit Continuing Care Retirement Communities to obtain licenses for consumption of distilled spirits, malt beverages, and wine on the premises, subject to review and approval by the Law Department.

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

There were no comments from the public.

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

- 28 Application of James David Putman for a Use Subject to County Commission approval on a 1.47± acre tract located on the south side of Browns Bridge Road approximately 83 feet from its intersection with Fourth Colony Drive; a.k.a. 5201 Browns Bridge Road, Unit 3; Zoned H-B; Tax Parcel 08080 001001. Proposed Use: tattoo, piercing, or body modification studio. Commission District 2.

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

The following people addressed the Board:

Favor:

- *David Putman, address not provided*
- *Polly Licciardi, 2436 Island Drive*

Commissioner Powell/Commissioner Stowe — approve with conditions — unanimous

Conditions:

1. The business shall be closed on Sundays.

- 29 Application of CBA Properties, LLC to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 8.44± acre tract located on the south side of Deaton Henry Road approximately 541 feet from its intersection with Spout Springs Road; a.k.a. 6982 Deaton Henry Road; Zoned AR-IV; Tax Parcel 15042 000071. Proposed Use: 6 lot subdivision. 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 conditions — unanimous

Conditions:

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. Lot 5 shall not be rezoned to R-I and shall remain zoned AR-IV.

2. Only one building permit may be issued per lot. A new plat must be recorded with the subdivision of the lots before more than one building permit can be issued.

3. The 190 foot setback associated with the telecommunications tower shall be deleted as a condition from the February 20, 2009 approval.

4. Property owners are informed of the existence of a telecommunications tower on Lot 5.

5. 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."

6. If a 7th lot is created, then the entire 8.44 acre tract shall be subject to a hydrology report, and may be required to establish a stormwater management system based on county and state regulations.

7. All conditions of zoning shall be made part of any plat created for the subdivision.

8. Lot 5 shall remained zoned AR-IV and if developed in the future shall be required to be developed with a site-built home. No mobile homes shall be permitted.

- 30 Application of Caleb Mosley to rezone from Suburban Shopping (S-S) to Planned Commercial Development (PCD) on a 2.084± acre tract located on the east side of A L Mangum Road at its intersection with Athens Highway; a.k.a. 3509 & 0 A L Mangum Road; Zoned H-B; Tax Parcel 15014 000041F & 000220. Proposed Use: Variance from Gateway Corridor Overlay District standards for commercial signage. Commission District 3.

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

There were no comments from the public.

Commissioner Echols/Commissioner Powell — approve with conditions — unanimous

Conditions:

1. GCOD requirements shall apply per §17.420 of the Official Code of Hall County, with the exception of the following: a. A variance shall be granted from setback and height requirements, allowing the proposed sign to be placed no closer than 8 feet from the property line adjacent to Athens Highway and the sign height shall not exceed 15 feet above the street grade of Athens Highway. No other variances from §17.420 are granted as part of this rezoning request.

2. All conditions of zoning shall be made a part of any plat created for the property.

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 Echols - adjourn at 4:45 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.