



**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, July 28, 2022 - 06:00 PM**

Call to Order

Chairman Higgins at 6:01 p.m.

Present:

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

Also present were County Administrator Jock Connell, Assistant County Administrator Zach Propes, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, and Deputy County Attorney William Linkous III

Approve Agenda

Commissioner Echols/Commissioner Stowe — approve with an amendment to move item 31 to follow item 24 — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation recognizing Marty Nix's retirement after 38 years of service to Hall County, Georgia.

Commissioner Stowe presented Mr. Nix with a Proclamation.

Commissioner Powell/Commissioner Stowe — approve — unanimous

Consent Agenda

Commissioner Stowe/Commissioner Powell — approve — unanimous

- 4 Approve the July 25, 2022 Work Session Minutes.
- 5 Approve the July 14, 2022 Voting Meeting Minutes.
- 6 Approve the July 14, 2022 Executive Session Minutes.
- 7 Approve the July 14, 2022 Meeting Minutes.
- 8 Approval and authorization for the Chairman to execute a resolution approving the issuance of a revenue bond by the Gainesville and Hall County Development Authority for the benefit of Lanier Christian Academy, Inc., subject to review and approval by County Attorney.
- 9 Approve the application of the Petco Love Animal Welfare Organization Grant for the Animal Shelter for the welfare program in the amount of \$20,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.
- 10 Approve the purchase of three (3) Kubota MX6000HST Utility Tractors for Road Maintenance from Mason Tractor & Equipment Co., Inc. of Cumming, GA, in the amount of \$90,786.39.
- 11 Approve the purchase of two (2) Ford F-350 trucks for Building Maintenance from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$103,080.00.
- 12 Approve the purchase of attic spray foam insulation for Fire Stations 13 and 14 for Building Maintenance to Johnson-Laux Construction, LLC of Atlanta, GA, in the amount of \$168,929.53.
- 13 Approval and authorization for the Chairman to execute a resolution authorizing the conveyance of permanent sewer easements to the City of Gainesville on properties known as 3666 and 3678 Garden Boulevard, Hall County Tax Parcel Numbers 10105 002007 and 10105 002010 in connection with the Sardis Road Connector Project, subject to review and approval by County Attorney.
- 14 Approve the Employment Agreement for the Assistant Director of Planning and Development.
- 15 Approve the ratification of the application for the Committee on Justice for Children COVID-19 Grant Program for Hall County Juvenile Justice in the amount of \$2,326.00 to purchase three (3) chrome books and one (1) laptop, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.
- 16 Approve the purchase of two (2) 2023 Ford F-150 trucks for the Marshal's Office from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$72,968.00.
- 17 Approve the sole source purchase of Pro-Logic Controller Hardware for the Spout Springs Water Reclamation Plant from Aqua-Aerobic Systems, Inc. of Rockford, Illinois. The estimated cost is \$180,796.00.

- 18 Approve the purchase of one (1) Caterpillar 836K Wheel Dozer and Compactor for the Candler Landfill from Yancey Bros. Co. of Dacula, GA. The estimated cost is \$1,300,000.00.
- 19 Approve the purchase of three (3) 2023 Ford Explorers for Engineering from Allan Vigil Ford Lincoln of Morrow, GA. The total cost is \$105,615.00.
- 20 Approve the award of Task Order 2022-034 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various county roads for FY 2023 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA in the amount of \$10,943,036.00.
- 21 Approve the renewal of annual contract for RFQ #42-026 Hall County Public Works & Utilities Program Management for Public Works & Utilities to Rochester & Associates, LLC of Gainesville, GA. The estimated annual cost to exceed \$50,000.00.
- 22 Approve the purchase of eight (8) vehicles for the Sheriff's Office. Three (3) vehicles from Hardy Chevrolet of Gainesville, GA, in the amount of \$83,800.00 and five (5) vehicles from Clint Brannen Motors of Unadilla, GA, in the amount of \$191,800.00. The total cost of vehicles is \$275,600.00.
- 23 Approve the application of the Edward Byrne Memorial Justice Assistance Grant (JAG) of the U.S. Department of Justice for the Sheriff's Office to purchase license plate reader cameras in the amount of \$29,048.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. No match is required.

Other Business - Financial Services

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

- 24 Approve the adoption of the Tax Levy Resolution for the Hall County School District for FY 2023.

Commissioner Powell/Commissioner Stowe — approve — unanimous

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

Randi Doveton, Director of Planning and Development, addressed the Board.

- 31 Application of Alpaca Self Store, LLC to rezone from Agricultural Residential-IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.

Mr. Linkous introduced the item.

Commissioner Echols/Commissioner Stowe — approve withdrawing item 31 — unanimous

25 Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2. NOTE: Tabled at the July 14, 2022 Voting Meeting until the July 28, 2022 Voting Meeting.

Commissioner Powell/Commissioner Echols — approve removing item 25 from the table — unanimous

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous advised that the Public Hearing was previously conducted at the July 14, 2022 Voting Meeting.

Commissioner Powell/Commissioner — approve with the thirteen (13) conditions listed below — unanimous

Conditions:

- 1. The concurrent conditional use permit application is contingent on this approval by the Board of Commissioners for the rezoning request to Highway Business (H-B) as the AR-III district does not allow the commercial use as required by §17.350.100.*
- 2. The development shall meet all of the conditions specified in §350.100. - Additional parking on other than principal lot, except for approved variance.*
- 3. 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.*
- 4. Development shall conform to the standards set forth by the Gateway Corridors Overlay District with exceptions of variances granted.*
- 5. The development shall be subject to the Hall County Development Review process and any improvements required shall be installed prior to the lot being used for parking and the storage of equipment.*
- 6. The applicant shall coordinate with the City of Buford regarding commercial driveway permitting from Holiday Road.*
- 7. The parking lot shall be approved for use by the applicant for overflow storage of business related equipment and materials and employee parking only for businesses owned by Mr. Cameron Reeves.*
- 8. There shall be no leasing of spots for boats or RV storage.*
- 9. There shall be no more than 9 semi-trucks parked on the site as ten (10) truck parking spaces requires review as a Development of Regional Impact (DRI) according to Rules of Georgia Department of Community Affairs, Chapter 110-12-3, Development of Regional Impact.*
- 10. All conditions of zoning shall be made part of any plat created for the property.*
- 11. There shall be a variance for a gravel parking lot.*
- 12. The conditional use approval shall be granted for this applicant only and shall expire in twelve (12) months.*
- 13. There shall be a variance that the proposed additional parking area does not have to be within 400 feet of the main entrance to the principal use building. (§17.350.100)*

26 Application of Kenneth M. Ley and Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot subdivision. Commission District 2.

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Kenneth Ley, 3395 North Waterworks Road, Buford*

Commissioner Powell/Commissioner Echols — approve with the nine (9) conditions listed below — unanimous

Conditions:

1. The applicant shall submit a plat to Hall County Planning and Development to be reviewed as a Final Plat.

2. Prior to the issuance of any building permits, the approved plat shall be recorded.

3. Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six.

4. Relabel the tracts as Tract 1, Tract 2, and Tract 3.

5. Show the required Engineering Notes together on the plat for Minor Subdivisions.

6. The proposed driveway will need to meet Hall County Driveway Regulations and be approved by Hall County Public Works.

7. All proposed lots must meet the Hall County Board of Health Lot Size Resolution and Environmental Health requirements for plat approval.

8. All conditions of zoning shall be made part of any plat created for the subdivision. A copy of the approval letter shall be placed onto the plat.

9. In accordance with Section 17.380.130.E.8 of the Hall County Ordinances: The approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and development plat approval.

27 Application of Ramar Land Corporation to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial District (PID) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. Commission District 3.

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Tyler Smith, 340 Jesse Jewell Parkway, Gainesville*
- Stan Richards, 600 Gillam Road, Wilmington, OH*

Commissioner Echols/Commissioner Stowe — approve with the eight (8) conditions listed below — unanimous

Conditions:

The subject property shall be subject to the conditions of zoning approved on January 27, 2022 for the application of the same name and listed below:

- 1. The development shall conform substantially with the proposed narrative, site plan, and variances below. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply.*
 - i. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco.*
 - ii. Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director.*
 - iii. Roof-top HVAC units shall be installed with screening along front of building and side adjacent to elementary school.*
 - iv. Allow a primary pylon sign, at main entrance into the property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 2300,000 SF.*
 - v. Allow the pylon sign to use of the "Halo" or back-lit type.*
 - vi. Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures.*
 - vii. Allow a 30' front building setback from property line.*
 - viii. Employee parking areas will meet Gateway Corridor Overlay landscape requirements.*
 - ix. Allow more than 125 percent of the minimum allowable parking spaces.*
 - x. Applicant shall install a 12' high composite wall approximately 5-10 feet off western boundary, adjacent to Sugar Hill Elementary, to extend to the rear of the property until it reaches the creek.*
 - xi. A 50' buffer shall be placed along the exterior boundaries, except for the side pf property facing Athens Highway.*

2. *All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.*
3. *All access off Athens Highway shall be approved and permitted by GDOT.*
4. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
5. *All mechanical services shall be conducted within a garage bay.*
6. *Elevations depicting the proposed building shall be submitted to the Planning Department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.*
7. *All conditions of zoning be made a part of any plat recorded for this property.*
8. *All previous conditions of zoning shall apply except as specifically modified in this approval. Please contact me if you have questions or if you require any additional information concerning this action of the Board.*

28 Application of Salomon Sancen to rezone from Residential-II (R-II) to Highway Business (H-B) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sales/shop. Commission District 4.

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

There were no comments from the public.

Commissioner Stowe/Commissioner Powell — approve withdrawing item 28 — unanimous

29 Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. Commission District 1.

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Sam McGee, 6969 Fellowship Lane, Flowery Branch*

Commissioner Cooper/Commissioner Powell — approve with the ten (10) conditions listed below — 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.*
- 2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible.*
- 3. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
- 4. The self-storage units in this PCD district that includes 5092, 5086 and 5118 Hog Mountain Road; shall be limited to a total of 96,000 square feet, and a maximum of 22,000 square feet shall be dedicated to outdoor boat and RV storage.*
- 5. A combination plat shall be filed for review and recorded that combines 5092, 5086 and 5118 Hog Mountain Road prior to the submission of an application for a Land Disturbance Permit. Deeds shall be filed to create one parcel.*
- 6. Building height shall be limited to 2-stories.*
- 7. One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.*
- 8. All previous conditions for the August 26, 2021 PCD approval shall apply.*
- 9. All conditions of zoning shall be made part of any plat created for the property.*
- 10. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.*

30

Application of Tyrus Brown to rezone from Residential-I (R-I) to Planned Residential District (PRD) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit single-family attached development. Commission District 2.

Mr. Linkous introduced the item. Ms. Doveton discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Joshua Green, 3203 Long Iron Drive, Lawrenceville*
- *Jesse Fink, 210 James Ave, Temple*
- *Tyrus Brown (address not provided)*

Opposition:

- *Vickie Sanders, 3590 Meado Lane, Gainesville*
- *Edna Rogers, 3655 Green Crest Road, Gainesville*
- *James Palmer III, 3638 Garden Boulevard, Gainesville*

Commissioner Powell/Commissioner Stowe — remand item 30 back to Planning Commission for review and consideration due to substantial site plan changes — unanimous

- ~~31 Application of Alpaca Self Store, LLC to rezone from Agricultural Residential-IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.~~

~~*This item was moved and heard after item 24.*~~

County Administrator

Mr. Connell did not have any items to report.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Stowe/Commissioner Echols — adjourn at 7:03 p.m. — unanimous