



**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, August 11, 2022 - 06:00 PM**

Call to Order

Chairman Higgins at 6:04 p.m.

Present:

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

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

Approve Agenda

Commissioner Stowe/Commissioner Powell — approve with an amendment to remove item 22 from agenda — 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

Invocation

1 Chairman Richard Higgins

Pledge

2 Commissioner Billy Powell

Public Comments

The following people addressed the Board:

- *Felton Wood, 6759 Belton Bridge Road, Lula*

Proclamation/s

- 3 Approve the Proclamation recognizing Smokehouse Barbeque.

Commissioner Stowe/Commissioner Cooper — approve — 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

Consent Agenda

Commissioner Stowe/Commissioner Powell — approve with an amendment to move item 15 to follow consent agenda — 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

- 4 Approve the August 8, 2022 Work Session Minutes.

- 5 Approve the July 28, 2022 Voting Meeting Minutes.

- 6 Approve the July 28, 2022 Executive Session Minutes.

- 7 Approve the July 28, 2022 Meeting Minutes.

- 8 Approve the renewal of the FY 2023 Memorandum of Understanding and amend the FY 2022 Memorandum of Understanding with the University of Georgia (UGA) Extension for Cooperative Extension services and personnel; authorize the Chairman to execute all related documents, subject to the review and approval by County Attorney.

- 9 Approve the nominations of Benny Bagwell, Rusty Hopkins, and Jim Grier to the Hospital Authority for a term from October 1, 2022 to September 30, 2025. Chairman's Nominations.
- 10 Approve the nominations of Connie Banks, Rusty Hopkins, and Jerry Jackson to the Hospital Authority for a term from October 1, 2022 to September 30, 2025. Commission District 1 Nominations.
- 11 Approve the nominations of Lee Hemmer, Hart Payne, and Dixie Truelove to the Hospital Authority for a term from October 1, 2022 to September 30, 2025. Commission District 3 Nominations.
- 12 Approve the award for the construction of one (1) basketball court at Butler Park for Parks and Leisure Services to Signature Tennis Courts, Inc. of Woodstock, GA, in the amount of \$78,400.00.
- 13 Approve the application of the Criminal Justice Coordinating Council's (CJCC) Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institute's treatment program in the amount of \$28,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A in-kind match of 25% will be required.
- 14 Approval and authorization for the Chairman to execute a resolution consenting to the de-annexation of 2866 NE Lanier Tech Drive, Gainesville, GA, pursuant to O.C.G.A. § 36-36-22, subject to review and approval by County Attorney.
- 15 ~~Approval and authorization for the Chairman to execute a Performance/Maintenance Agreement and a Guaranty Performance/Maintenance Bond with Riverbrook Investment, LLC concerning private streets known as Wahoo Falls Trace and Somerset Way, as well as any and all documents necessary to effectuate the transaction, subject to review and approval by County Attorney.~~
- This item was moved and heard before item 25.*
- 16 Approve the purchase of VxRail Hardware and Software for Central Communications/911 to Ahead, Inc. of Chicago, IL, in the amount of \$374,589.55.
- 17 Approve the purchase of software and services for the re-hosting of Computer Aided Dispatch (CAD) services for Central Communications/911 with TriTech Software Systems of Lake Mary, FL, in the amount of \$57,915.00.
- 18 Approve the sole source purchase of four (4) X Series Advanced Monitors/Defibrillators for Fire Rescue to ZOLL Medical Corporation of Chelmsford, MA, in the amount of \$146,139.28.
- 19 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to final plat review, approval requirements and maintenance bonds, subject to review and approval by County Attorney.
- 20 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to the installation of sidewalks, subject to review and approval by County Attorney.

- 21 Approve the sole source purchase of Wetland and Stream Mitigation Credits for the Friendship Road Sewer Extension to Big Sandy Creek, LLC of Lawrenceville, GA, in the amount of \$599,434.00.
- 22 Approve the Collection of a \$451,409.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Subdivision Phase I. Commission District 1.
This item was removed from the agenda during adoption of agenda.
- 23 Approve the lease-purchase agreement for radios and services for the Sheriff's Office to Motorola Solutions, Inc. of Chicago, IL in the amount of \$2,250,000.00, and authorize the Chairman to execute all related documents, subject to review and approval by County Attorney.
- 24 Approve the sole source purchase of new showers and fixtures at the Hall County Jail for the Sheriff's Office to Intelligent Conservation Systems, Inc. of Oviedo, FL, in the amount of \$385,000.00.

Other Business - County Attorney

Mr. Stephens addressed the Board.

- 15 Approval and authorization for the Chairman to execute a Performance/Maintenance Agreement and a Guaranty Performance/Maintenance Bond with Riverbrook Investment, LLC concerning private streets known as Wahoo Falls Trace and Somerset Way, as well as any and all documents necessary to effectuate the transaction, subject to review and approval by County Attorney.

Commissioner Powell/Commissioner Stowe — approve— 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

- 25 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 19, Hall County tax parcel number 10072 003087, 2735 Fran Mar Drive, presently owned by Larry Harris, a/k/a Ronald Larry Harris, for public road purposes, and 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 County Attorney.

Commissioner Powell/Commissioner Stowe — approve— 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

- 26 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 28, Hall County tax parcel number 10072 003078, 2767 Fran Mar Drive, presently owned by Program MGT Consulting 3, LLC, for public road purposes, and 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 County Attorney.

Commissioner Powell/Commissioner Stowe — approve— 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

- 27 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain with regard to the Sardis Road Connector Project, Parcel 108, Hall County tax parcel number 10098 000113, 3587 Southers Road, presently owned by Juan Carlos Lomas-Vital, for public road purposes, and 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 County Attorney.

Commissioner Powell/Commissioner Stowe — approve— 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

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

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

- 28 Application of Jamie T. Crawford to rezone from Planned Commercial Farm District (PCFD) to Agricultural Residential-IV (AR-IV) on a 3.19± acre tract located on the south side of Henson Road approximately 358 feet from its intersection with Fields Road; a.k.a. 5727 & 5769 Henson Road; Zoned PCFD; Tax Parcel 12044 000016 & 12044 000001 (pt.). Proposed use: homestead. 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:

- *Jamie Crawford, 66 Roseview Drive, Concord*

Commissioner Stowe/Commissioner Powell — approve with the three (3) conditions listed below — 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

Conditions:

1. A new plat shall be recorded prior to the issuance of any building permits.

2. 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."

3. All conditions of zoning shall appear on any plat recorded for this property.

- 29 Application of Rochester & Associates, LLC to rezone from Light Industrial (I-I) to Residential-I (R-I) on a 2.06± acre tract located on the west side of Youngblood Road approximately 416 feet from its intersection with Winder Highway; a.k.a. 4740 Youngblood Road; Zoned I-I; Tax Parcel 15037A000031(pt.). Proposed use: single family residence. 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:

- *Kedrick Scott, 425 Oak Street, Gainesville*

Commissioner Cooper/Commissioner Powell — approve with the four (4) conditions listed below — 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

Conditions:

1. The property shall be developed as generally depicted on the site plan.

2. The property owner shall coordinate with Hall County Public Works to ensure proper easements are in place for the continued maintenance of the detention pond.

3. 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."

4. All conditions of zoning shall appear on any plat recorded for this property.

30

Application of Ponderosa Land Holdings, LLC to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 31.64± acre tract located on the west side of Winder Highway at its intersection with Plantation Drive; a.k.a. 4610 & 4616 Winder Highway; Zoned AR-III & R-I; Tax Parcel 15037A000070 & 000001. Proposed use: single family development. 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:

- *Eric Johansen, 3938 Oak Crossing Drive, Suwanee*

Opposition:

- *Anne Bishop, P.O. Box 313, Gainesville*
- *John Michalak, 4836 Streamside Drive, Flowery Branch*

Commissioner Cooper/Commissioner Stowe — approve with the fourteen (14) conditions listed below — 4 to 0

Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye

Conditions:

1. The development shall conform to all Hall County regulations. No variances are granted as part of this rezoning or special use permit application, unless specifically designated as such in these conditions and described in detail. After complying with all Hall County regulations, the development shall (to the extent practical) conform to the site plan and narrative.

2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, should there be a conflict in the approved site plan and regulations, the regulations shall prevail.

3. There shall be no more than 52 total units in the development.

4. The following standards shall apply to the development:

a. Setbacks:

1. Front: 30 feet from lot line

2. Side: 5 feet

3. Rear: 20 feet

b. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds 22 feet.

c. Open Space: minimum of 30%.

d. The Open Space and lot configuration shall be redesigned to meet §17.430.110.E and §17.430.110.F, including the requirement that "F. The open space shall be directly accessible to the largest practicable number of lots within

the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space." The redesigned lot layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/ LDP application.

e. All trail systems shall be in compliance with §17.430.110.C.

f. Buffers: A minimum 50 foot buffer will be required along the north boundary of the property, the 50 foot buffer shall be incorporated into lots 2-22, as shown on the site plan submitted on August 11, 2022. The fence height shall be 6 feet tall and shall be installed 8 feet inside of the buffer into the subdivision lot. The remaining 42 feet shall be landscaped and shall include vegetation of 6 foot at planting. Along Winder Highway, the 6 feet fence shall be installed on the inside of the 10 feet and the landscaping buffer would be on the roadside. Full landscaped with plan submitted to and approved by the Planning and Development Director. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance.

g. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.

5. There shall be a mandatory homeowners association.

6. The proposed Stormwater BMP (pond) shall be on a separate "utility" lot that is not a part of the open space.

7. The proposed sewer lift station shall be on a separate "utility" lot with design, ownership and access to be determined by Hall County Public Works prior to submission of the Preliminary Plat/LDP application.

8. All access to the development shall be provided via a new road connecting to Winder Highway (GA-53), which shall be reviewed and permitted by GDOT/Hall County Public Works. No lot shall have direct access to Winder Highway. A five (5) foot non-access easement shall be indicated on all lots that have direct frontage to Winder Highway (GA-53).

9. The lots shall be designed so that all state waters and required buffers (75') do not encroach on individual lots.

10. 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."

11. All conditions of zoning shall be made part of any plats created for the property.

12. *There shall be 5 foot sidewalks required along each side of the streets.*

13. *Stream buffer shall meet all 50 foot buffer requirements.*

14. *The amenity area shall include parking, swimming pool, restrooms, and mail kiosk; will include on lots 53 and 54. Must be completed by 50% of buildout (26 houses in the amenity package needs to be operational). The hours of operation shall be 8 am to 10 pm. The amenity area will be completely fenced with a 6 foot wooden fence all the way around.*

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 6:53 p.m. — 4 to 0

Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — absent

Commissioner Stowe — aye