



**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, September 08, 2022 - 06:00 PM**

Call to Order

Chairman Higgins at 6:03 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, County Attorney Van Stephens, Deputy County Attorney William Linkous III

Approve Agenda

Commissioner Powell/Commissioner Stowe — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Consent Agenda

Commissioner Stowe/Commissioner Powell — approve — unanimous

- 3 Approve the September 6, 2022 Meeting Minutes.
- 4 Approve the August 25, 2022 Voting Meeting Minutes.

- 5 Approve the August 25, 2022 Executive Session Minutes.
- 6 Approve the August 25, 2022 Meeting Minutes.
- 7 Approve the purchase of two (2) tag-along-trailers for Road Maintenance to Hooper Trailer Sales, Inc. of Monticello, GA, in the amount of \$53,800.00.
- 8 Approve the award of Task Order 2023-001 Phase 1A for 2nd Floor Jury Assembly Room Buildout to Multiplex, LLC of Duluth, GA, in the amount of \$1,730,000.00.
- 9 Approve the purchase of two (2) 2023 Ford Explorers for Probation Services from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$68,186.00.
- 10 Approve the purchase of forty-five (45) Getac A140 Laptops with Vehicle Adaptors for Fire Rescue to PCN Strategies, Inc. of Washington, DC, in the amount of \$131,268.60.
- 11 Approve the six (6) month extension of Ambulance Billing Services for Fire Rescue to Fire Recovery EMS, LLC of Arlington Heights, IL, in the amount of \$275,150.00
- 12 Approve Change Order #1 under IFB #010-42 Firefighting Equipment for the purchase of two hundred fifty seven (257) sets of firefighter coats and pants for Fire Rescue to North American Fire Equipment Co. of Decatur, AL, the estimated cost is \$923,501.23.
- 13 Approve the agreement renewal for On-Call Planning Services for Planning & Development to CPL Architects, Engineers, Landscape Architect & Surveyor, D.P.C., P.C. The estimated cost is \$600,000.00.
- 14 Approve the application of the U.S. Department of Transportation Safe Streets and Roads for All Action Plan Grant for Public Works & Utilities in the amount of \$300,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A cash match of 20% is required and Hall County will provide \$44,352.00 of the match with the Cities of Gainesville, Flowery Branch, and Oakwood providing the remaining based on their population.
- 15 Approve the purchase of one (1) 2023 Ford Transit Crew Van for Construction Management to 72 Hour LLC (dba National Auto Fleet Group) of Watsonville, CA, in the amount of \$54,984.94.
- 16 Approve the award of IFB #025-43 Roll-Off Truck with Hoist and Tarping System for the Hall County Landfill to Sansom Equipment Company of Stonecrest, GA, in the amount of \$193,000.00.
- 17 Approve the Updated 2022 Speed Detection Device Permit for Hall County. Commission Districts 1, 2, 3, and 4.
- 18 Approve the Extension of a \$721,854.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Phase I Subdivision. Commission District 2.

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

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

- 19 Application of STORsquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. 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:

- Michael Paupek, 1105 Shana Court, Marietta*

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

Conditions:

- 1. The development shall conform substantially with the proposed narrative and site plan.*
- 2. All previous conditions of zoning as approved March 12, 1990 for Raceway Technology Park (Phase 1- PB 286, Page 207A) shall apply. This includes the following:*
 - a. Minimum Setbacks: (All setbacks to be measured from property line)*
 - i. "5 acre" lots*
 - a. Front - 75 feet*
 - b. Side - 50 feet*
 - c. Rear - 50 feet*
 - ii. "1.5 acre" lots*
 - a. Front - 50 feet*
 - b. Side - 30 feet*
 - c. Rear - 30 feet*
 - b. Minimum Lot Coverage:*
 - i. "5 acre" lots - No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.*
 - ii. "1.5 acre" lots - No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.*
 - c. Buffers: A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zone area. Should said adjacent property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the require buffer may be eliminated.*
 - d. Landscaping along Winder Highway (S.R. 53): The frontage of the subject area that lies along Winder Highway (S.R. 53) shall be*

landscaped to a depth of at least 30 feet, as well all entrances into the subject property from Winder Highway (S.R. 53).

- 3. There shall be a 30 foot landscape buffer along Winder Highway (S.R. 53). Along Technology Parkway, there shall be a 25 foot landscape buffer. There shall be a wooden fence installed along SR 53 and a chain link fence with vinyl lining installed along sides, with adequate landscaping, subject to approval by Planning and Development Director.*
- 4. The development shall be consistent with §17.420.050 of the Official Code of Hall County, except for the following variance: a) the applicant shall be allowed to have a gravel parking area for the 81,000 sq. ft.*
- 5. A combination plat shall be recorded prior to the LDP being issued for the site.*
- 6. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation.*
- 7. All conditions of zoning shall be made part of any plat created for the property.*
- 8. If any change or additional building and development occur, it shall be presented back in front of the Planning Commission.*
- 9. Applicant shall not be allowed to stack more than two storage containers at a time.*

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Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) and Heavy Industrial (I-II) to Planned Industrial Development (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. 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:

- Brian Rochester, 425 Oak Street, Gainesville*

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

Conditions:

- 1. The development shall conform substantially with the proposed narrative and site plan.*
- 2. The developer shall construct a Hall County standard cul-de-sac to terminate O'Kelly Road. The applicant is to provide their property to dedicate any required right-of-way for the cul-de-sac and meet Hall County Standards. Any remaining public right-of-way must be abandoned.*
- 3. No variances to the development shall be approved as a part of this request, other than the exemption from §17.280 and §17.260.*
- 4. All conditions of zoning shall be made part of any plat created for the property.*
- 5. All signage shall meet Hall County requirements.*

- 21 Application of Lora Savage to rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-(IV); Tax Parcel 12031 003001. Proposed use: retail sales & services. 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:

- Hank Meeler, 8604 Belton Bridge Road, Lula*

Commissioner Echols/Commissioner Powell — approve with the four (4) conditions listed below — unanimous

Conditions:

- 1. The development shall conform substantially with the proposed narrative and site plan, with the exception of the following:
 - a. There shall be a 25 foot vegetative buffer along the rear lot line and along the left lot line further north.*
 - b. There shall be a fence only between the adjoining properties owned by the applicant.*
 - c. The buffer along U.S. 129 shall be exempt.*
 - d. For the building materials, the masonry water table shall be on the front face of the building and the sides of building shall be metal. There shall be hardy plank or stucco above the masonry water table and a standing seam metal roof with colors to be determined by the Director of Planning and Development.**
- 2. The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request. As part of the redevelopment process the property shall be brought into compliance with this section of the code.*
- 3. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation, whichever applies.*
- 4. All conditions of zoning shall be made part of any plat created for the property.*

- 22 Application of FIDES Development to amend conditions of a Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned PRD; Tax Parcel 08167 005002. Proposed Use: mixed use residential 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:

- John Hillman, 3017 Bolling Way NE, Atlanta*
- Kenneth Ley, 3395 North Waterworks Road, Buford*

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

Conditions:

- 1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations.*
- 2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.*
- 3. The community shall be gated with fencing along the exterior boundaries.*
- 4. Buffers: A minimum 50-foot buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance. In conditions where required stream buffers exist along a perimeter property boundary, the Planning Director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.*
- 5. The vegetated buffer shall be at least 8 feet tall in addition to the existing buffer.*
- 6. The sewer shall be privately owned and privately maintained.*
- 7. North Waterworks Road from the water treatment facility entrance to the proposed development shall be improved/widened to provide a 22-foot asphalt roadway surface with the cross-section constructed to Hall County standards. North Waterworks Road improvements must be constructed concurrently with the development. Hall County right-of-way will end with the proposed roundabout and access into the development will be privately maintained. Any Hall County right-of-way that may currently exist beyond the proposed roundabout must be abandoned. Any roadway improvement costs will be the Developer's responsibility.*
- 8. Water shall be provided by the City of Buford.*
- 9. The proposed residential development shall meet all requirements of fire code.*
- 10. All conditions of zoning must be made part of any plats created for the property.*

23 Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) 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:

- *Jane Range, 1235 Riverside Drive, Gainesville*

Opposition:

- *Jimmy Adams, 3800 Hardy Road, Gainesville*
- *Carl Rogers, 3705 Timberwalk Drive, Gainesville*
- *Randy Johnson, 4011 Sundown Drive, Gainesville*
- *Mark Gravitt, 3991 Sundown Drive, Gainesville*
- *Susan Johnson, 4011 Sundown Drive, Gainesville*

Commissioner Stowe/Commissioner Echols — deny — unanimous

County Administrator

Mr. Connell did not have any items to report.

Commission Time

Commissioner Powell acknowledged current members of Leadership Hall. These members addressed the board:

- *Jennifer Herring of University of North Georgia*
- *Hillary Neff of Northeast Georgia Health System*
- *John Shackelford of Eagle Ranch*

Adjourn

Commissioner Powell/Commissioner Cooper — adjourn at 6:56 p.m. — unanimous