



HALL COUNTY BOARD OF COMMISSIONERS MEETING SUMMARY 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
Wednesday, May 11, 2022 - 06:00 PM**

Call to Order

Chairman Higgins at 6:00 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 Administrators Marty Nix and Zach Propes, Commission Clerk Jennifer Rivera, County Attorney Van Stephens, and Deputy County Attorney William Linkous III

Approve Agenda

Commissioner Stowe/Commissioner Echols — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the Proclamation proclaiming May 11, 2022 as School Nurse Day.

Commissioner Cooper presented the proclamation to Angie Hanes, Andrea Williamson-English, Alison Brewer, Janice Allison, Deborah Seabolt, and Jayme Parks.

Commissioner Powell/Commissioner Stowe — approve — unanimous

Consent Agenda

Commissioner Powell/Commissioner Echols — approve — unanimous

- 4 Approve the May 9, 2022 Work Session Minutes.
- 5 Approve the April 26, 2022 Meeting Minutes.
- 6 Approve the April 26, 2022 Executive Session Minutes.
- 7 Approve the April 26, 2022 Meeting Minutes.
- 8 Approve the purchase of materials and installation of sidewalks at Tadmore Park for Parks & Leisure Services to Tovar Construction Concrete Walls of Alto, GA in the amount of \$63,449.00.
- 9 Approve the declaration of surplus vehicles and equipment for disposal and/or scrap.
- 10 Approve the award of IFB #004-43 Emergency Back-Up Power Generator Annual Contract to Power & Energy Services, Inc. of Powder Springs, GA, subject to review and approval by the County Attorney. The estimated annual cost is \$210,000.00.
- 11 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Adult Establishments Regulations, subject to review and approval by County Attorney.
- 12 Approve the renewal of annual contract for RFP #41-006 Demand Services for Hall County Sewer System for Hall County Public Works & Utilities to Civil Engineering Consultants, Inc. of Marietta, GA, Tetra Tech, Inc. of Atlanta, GA, and AECOM Technical Services, Inc. of Atlanta, GA. The estimated annual cost is \$305,000.00.
- 13 Approve the Agreement for Reservation of Sewerage Service between Hall County and Pulte Home Company, LLC for the capacity of 17,200 gallons per day for Chateau Elan Phase V in the amount of \$812,872.00. Commission District 1.
- 14 Approve the Deed of Conservation and Trail Easement between Hall County and Flowery Branch Apartments Owner, LLC for a future construction of a multi-use path trail and pedestrian access. Commission District 1.
- 15 Approve the renewal of annual contract for IFB #024-41 QA/QC Engineering & Construction Testing for Public Works and Utilities to ECS Southeast, LLP of Buford, GA. The estimated annual cost is \$79,000.00.
- 16 Approve the renewal of annual contract for IFB #027-41 Uniform Purchases for Sheriff's Office to Uniforms Unlimited of Athens, GA. The estimated annual cost is \$79,000.00.

Other Business - Planning and Development

Mr. Linkous addressed the Board.

- 17 Public Hearing on the Malt Beverage, Wine and Distilled Spirits Consumption License for Phoenix Senior Living, LLC located at 1929 Friendship Road, Hoschton, GA 30548. Ownership is Phoenix Senior Living, LLC. License holder is Jesse Marinko. Registered agent is Matthew Tyler Smith. Commission District 1.

Mr. Linkous introduced the item and conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Scott Burton, 4513 Kings Chase, Marietta*

Commissioner Cooper/Commissioner Powell — approve — unanimous

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

Srikanth Yamala, Director of Public Works and Utilities, addressed the Board.

- 18 Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

Mr. Linkous introduced the item. Mr. Yamala discussed the item.

Commissioner Cooper/Commissioner Powell — approve tabling item 18 to the June 9, 2022 Voting Meeting — unanimous

- 19 Application of Greg Loyd for a Use Subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. Commission District 4.

Mr. Linkous introduced the item. Mr. Yamala discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Greg Loyd, 421 Ridgewood Avenue, Gainesville*

Commissioner Stowe/Commissioner Powell — approve with conditions — unanimous

Conditions:

1. The development shall conform to the zoning and development standards set forth in the code of ordinances, including the Gateway Corridors Overlay District.

2. All outdoor lighting shall be non-spill.

3. All repairs shall be conducted inside the building.

4. Days of operation shall be from Monday to Sunday from 8 am to 6 pm.

- 20 Application of Ava Hospitality LLC for a Use Subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonge Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonge Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.

Mr. Linkous introduced the item. Mr. Yamala discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Suzanne Serrano, 6210 Dahlonge Highway, Clermont*

Commissioner Echols/Commissioner Powell — approve with conditions — unanimous

Conditions:

- 1. The development shall be in general conformance with the concept plan and descriptive narrative submitted.*
- 2. Parking areas will be paved with gravel, asphalt or concrete.*
- 3. Any outdoor lighting shall be of a no spill type.*
- 4. All conditions of zoning shall appear on any plats created for this property.*
- 5. If the proposed Bed and Breakfast changes ownership, the continuation of the use would be subject to review and approval by the County Commission.*
- 6. The development must meet all Environmental Health requirements at time of permitting.*
- 7. The proposed development must coordinate with GDOT prior to the issuance of any permits.*
- 8. The maximum occupancy for outdoor events shall be no more than 40 people or amount approved by Hall County Fire Services if it is less than 40 people.*

- 21 Application of Cook Communities for a Use Subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2.

Mr. Linkous introduced the item.

Commissioner Powell/Commissioner Echols — approve tabling item 21 to the May 26, 2022 Voting Meeting — unanimous

- 22 Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial — welding shop. Commission District 3.

Mr. Linkous introduced the item. Mr. Yamala discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *David Warnock, 4812 McEver Road, Oakwood*

Commissioner Echols/Commissioner Stowe — approve with conditions — unanimous

Conditions:

- 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
- 2. The building materials and architectural design shall be consistent with §17.420.050. No variances to the building materials are approved as a part of this request.*
- 3. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
- 4. All welding activities shall be conducted within the enclosed building.*
- 5. All conditions of zoning shall be made part of any plat created for the property.*
- 6. A 50 inch transitional buffer shall be added along the 186 feet lot line as well as the 236.5 feet lot line.*
- 7. All other buffers shall stay as proposed on applicants site plan.*
- 8. All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.*

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 6:17 p.m. — unanimous