



HALL COUNTY BOARD OF COMMISSIONERS VOTING 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
Thursday, June 24, 2021 - 06:00 PM

Call to Order

Chairman Higgins at 6:06 p.m.

Present:

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

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

Approve Agenda

Commissioner Echols/Commissioner Cooper — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Billy Powell

Public Comments

The following people made comments to the Board:

- Doug Aiken, 6230 Brady Road, Murrayville, GA
- Richard Bieder, 894 Old Mill Road, Cornelia, GA

Consent Agenda

Commissioner Powell/Commissioner Cooper — Vote 4 to 1 to approve

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — aye

Commissioner Stowe — abstained

Motion passed.

- 3 Approve the June 21, 2021 Work Session Minutes.
- 4 Approve the June 10, 2021 4:00 Special Called Meeting Minutes.
- 5 Approve the June 10, 2021 Executive Session Minutes.
- 6 Approve the June 10, 2021 Special Called Meeting Minutes.
- 7 Approve the Fiscal Year 2022 Budget Resolutions: 1) Fiscal Year 2022 Budget Resolution 2) Victim Witness Program
- 8 Approve the Tax Levy Resolution setting the millage rates for 2021.
- 9 Approve the Fiscal Year 2021 Budget Adjustment Resolution.
- 10 Approve the FY 2022 annual contract renewal for property and casualty insurance brokers (Norton Agency and Arthur J. Gallagher), insurance program coverages, fees, and Third Party Administrator (TPA) services; and authorize the Chairman to execute all related documents.
- 11 Approve the Economic Development Administration (EDA) Road Infrastructure Improvement Grant for Hall County Public Works for the White Sulphur Road improvements project in the amount of \$2,000,000.00, subject to approval by the County Attorney, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. A \$2,000,000.00 match is required.
- 12 Approve the award of the Georgia Transportation Infrastructure Bank (GTIB) grant for Hall County Public Works for the White Sulphur Road improvement project in the amount of \$1,000,000.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. A match of \$250,000.00 is required.
- 13 Approve the request from the Chattahoochee Riverkeeper to utilize a Hall County dumpster and a waiver of Hall County Landfill tipping fees for an approximate 10 tons of trash to be collected (the estimated tipping fees are \$400.00) for several events scheduled for 2021. Commission Districts 1, 2, 3, and 4.

- 14 Approve the request from the Hall County Board of Education for a waiver of Hall County Landfill tipping fees for an approximate 18 tons of trash (the estimated tipping fees are \$720). Commission Districts 1, 2, 3, and 4.
- 15 Approve the FY 2022 contract renewal for Medical Services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is \$168,246.60.
- 16 Approve the FY 2022 contract renewal for Nursing Services for the Hall County Jail to Correctional Nursing Services, LLC of Gainesville, GA. The estimated annual cost is \$720,000.00.

Other Business - Planning and Development

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

- 17 Second 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.

Commissioner Cooper/Commissioner Powell — approve — unanimous

- 18 Public Hearing to Adopt Hall County's Short-Term Work Program and Capital Improvement Element.

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

There were no comments from the public.

Commissioner Stowe/Commissioner Powell — approve — unanimous

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

- 19 Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 67.9± acre tract located on the west side of Leach Road approximately 1,941 feet from its intersection with Willie Robinson Road; a.k.a. 4035 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 23 lot subdivision. 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:

- Jane Range, 200 E. E. Butler Parkway, Gainesville - provided document*

Commissioner Powell/Commissioner Stowe — approve with eight (8) 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.*
- 2. The subdivision shall be limited to 23 residential lots.*
- 3. Minimum lot width shall be 100 feet.*
- 4. The minimum heated area shall be 1,800 square feet for each home.*
- 5. All homes shall include a two-car garage.*
- 6. Exterior finishes of the homes shall be Hardie siding/panel, brick, or stone exclusively.*
- 7. All conditions of zoning shall be made a part of any plat of the property.*
- 8. 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."*

- 20 Application of Cook Communities for a Use Subject to County Commission approval on a 5.8± acre tract located on the east side of Leach Road approximately 1,828 feet from its intersection with Willie Robinson Road; a.k.a. 4034 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 5 lot subdivision. 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:

- *Jane Range, 200 E. E. Butler Parkway, Gainesville, GA*

Commissioner Powell/Commissioner Stowe — approve with six (6) conditions — unanimous

Conditions:

- 1. The minimum heated area shall be 1,800 square feet for each home.*
- 2. All homes shall include a two-car garage.*
- 3. Exterior finishes of the homes shall be Hardie siding/panel, brick, or stone exclusively.*
- 4. 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."*
- 5. All conditions of approval shall be made part of any plat created for the property.*
- 6. The minimum road frontage shall be 100 feet.*

- 21 Application of Donnie and Deberah Kelley to rezone from Office Industrial (O-I) and Agricultural Residential-III (AR-III) to Agricultural Residential-III (AR-III) on a 24.25±acre tract located on the south side of Thompson Bridge Road approximately 267 feet from its intersection with Lee Road; a.k.a. 4783 Thompson Bridge Road; Zoned O-I & AR-III; Tax Parcel 11061 001002. Proposed Use: single family residence. 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:

- *Deberah Kelley, 7090 Allen Thomas Road, Dawsonville, GA*

Commissioner Powell/Commissioner Cooper — approve with one (1) condition — unanimous

Condition:

1. *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."*

- 22 Application of John Biggers to amend the conditions of previously approved Planned Commercial Development (PCD) on a 7.84± acre tract located on the west side of Cleveland Highway approximately 767 feet from its intersection with Deer River Trail; a.k.a. 4789 Cleveland Highway; Zoned PCD; Tax Parcel 12028 000077. Proposed Use: event venue. Commission District 3.

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

The following people addressed the Board:

Favor:

- *John Biggers, 4789 Cleveland Highway*

Commissioner Echols/Commissioner Stowe — approve with six (6) 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 application.*
- 2. All future development shall be subject to Hall County Development Review process and Land Disturbance permits and/or building permits.*
- 3. Business hours shall be 9:00am to 10:00pm Sunday through Thursday and 9:00am to 11:00pm on Friday and Saturday.*
- 4. There shall be no amplifying sound equipment outside, unless used during a wedding ceremony.*
- 5. Number of guests allowed on the property during a special event shall be set and approved by the Hall County Fire Marshal.*
- 6. There shall be no events at the larger structure on the property. That building is approved for personal storage only.*

- 23 Application of Ridgeline Land Planning, Inc. to rezone from Planned Residential Development (PRD) and Residential-I (R-I) to Planned Residential Development (PRD) on a 200.94± acre tract located within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Zoned PRD & R-I; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels. Proposed Use: planned residential development. Commission District 3.

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

The following people addressed the Board:

Favor:

- *Keith Breedlove, Gainesville, GA*

Opposition:

- *Laurie Scales, 6422 Hagen Creek Court*

Commissioner Echols/Commissioner Powell — approve with five (5) conditions — 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, Hall County regulations, and any other regulatory agencies at time of development.
2. The development shall not exceed an overall site density of 2.73 units per acre.
3. The following standards shall apply to the development: a. Phase 1 (Single-Family Detached): 1. 89 total units 2. Minimum lot size — 75' x 150' (11,250 square feet) 3. Setbacks: - Front — 30 feet from property line - Side — 10 feet from property line - Rear — 20 feet from property line
4. Minimum heated floor area — 1,800 square feet b. Phase 2 (Single-Family Detached): 1. 55 total units 2. Minimum lot size — 75' x 150' (11,250 square feet) 3. Setbacks: - Front — 30 feet from property line - Side — 10 feet from property line - Rear — 20 feet from property line 4. Minimum heated floor area — 1,800 square feet c. Phase 3 (Single-Family Detached): 1. 40 total units 2. Minimum lot size — 75' x 150' (11,250 square feet) 3. Setbacks: - Front — 30 feet from property line - Side — 10 feet from property line - Rear — 20 feet from property line 4. Minimum heated floor area — 1,800 square feet d. Phase 4 (Single-Family Attached): 1. 140 total units 2. Minimum lot size — 24' x 55' (1,320 square feet) 3. Setbacks: - Front — 50 feet from phase boundary - Side — 50 feet from phase boundary - Rear — 50 feet from phase boundary 4. Minimum heated floor area — 1,600 square feet e. Phase 5 (Single-Family Attached): 1. 112 total units 2. Minimum lot size — 24' x 55' (1,320 square feet) 3. Setbacks: - Front — 50 feet from phase boundary - Side — 50 feet from phase boundary - Rear — 50 feet from phase boundary 4. Minimum heated floor area — 1,600 square feet f. Phase 6 (Single-Family Detached): 1. 107 total units 2. Minimum lot size — 75' x 150' (11,250 square feet) 3. Setbacks: - Front — 30 feet from property line - Side — 10 feet from property line - Rear — 20 feet from property line 4. Minimum heated floor area — 1,800 square feet 4. A traffic study shall be required prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.
5. Amenity area will be added to services phases 4 & 5 and shall be built in whatever phase is developed first. The amenity area shall include at a minimum a playground and a pavilion.

County Administrator

Mr. Connell addressed the Board. He stated the following:

- The Board of Commissioners Work Session scheduled for Monday, July 5, 2021, has been canceled.
- Hall County Offices will be closed on Monday, July 5, 2021 in observance of Independence Day.
- A Special Called Meeting will be held on Tuesday, July 6, 2021, at 3:00 p.m.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Stowe/Commissioner Echols - adjourn at 6:49 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.