

**MARCH 28, 2006-7:00 PM**

Chairman Garrison called meeting to order with Commissioner Lampp, Bill Brown, Wehunt, Berry, Dyer & Hendrix in attendance.

Staff & news media: Michelle Sims, Guy Herring, Michael Fischer, Rebecca Whiddon, Wanda Mitchell, Beth Horacek, Arielle Kass, Gwinnett Daily Post, Mitch Kitchens, Leanne Akin, Barrow County News & Norma Jean Brown.

Stood for Invocation by Commissioner Berry and Pledge of Allegiance to the flag.

**1. APPROVAL OF MARCH 13, 2006 WORK SESSION & MARCH 14, 2006 MINUTES**

Commissioner Berry made motion to approve minutes, Commissioner Bill Brown seconded. Motion carried with Lampp, Bill Brown, Wehunt, Berry, Dyer & Hendrix all voting yes.

**2. PLANNING COMMISSION REZONES**

**A. RZ2005-156-BUSH PATEL, APPLICANT/Tracy Parker, owner request rezone @ corner of Bethel Church Rd. & Ga. Hwy. 81 of approximately 2.05 acres from AG to C1 for mixed used retail center. PLANNING DEPT. RECOMMENDS APPROVAL WITH 1 CONDITION THAT GA DOT MUST APPROVE DRIVEWAY PERMIT BEFORE DEVELOPMENT PERMIT IS ISSUED. PLANNING COMMISSION RECOMMENDS APPROVAL.**

Elrod Sims, 250 Plum Nelly Road, Athens, Ga. stated that this will be a mixed use & service type business space that will compliment the neighborhood & surrounding area in architectural design. We will do a market study to find out what the surrounding neighborhood is interested in having to come there such as pick up station for dry cleaning, pizza place, subway & small office area.

OPPOSTION: Aaron McDonald, 1102 Loganville Hwy. Who lives in house attached to this property and don't want to see anything over there like that & it will kill his property value. Can barely get out of driveway with all the traffic, am 100% against it & don't think it should be there

Commissioner Wehunt made motion to approve with the condition that Bethel Church Road be realigned with Highway 81 with the approval of the County Public Works Department and Georgia DOT. This will improve the health safety & welfare of all of the citizens who use this intersection & those who will visit the commercial center, Commissioner Bill Brown seconded. DISCUSSION.

DISTRICT 1-YES                      DISTRICT 2-YES                      DISTRICT 3-YES  
DISTRICT 4-YES                      DISTRICT 5-ABSTAIN                      DISTRICT 6-YES

**B. RZ2005-157-JOEL P. WALTERS, APPLICANT/William & Barbara Wallace, owner request rezone @1055 Victron Dirve, Hoschton, Ga. of approximately 35.24 acres from AG to R1 for a single-family residential subdivision. PLANNING DEPARTMENT RECOMMENDS APPROVAL. PLANNING COMMISSION APPROVED WITH TWO CONDITIONS: (1) MINIMUM OF 2200 SQ. FT. HOMES & (@) 4-SIDED BRICK OR STUCCO.**

Joel Walters stated they would be adding to this property 3 acres that adjoins it to the north already zoned R1 bringing the total to about 38 acres. Our preliminary study gets us about 26 lots & we're looking for an upscale community that's real conducive to the area from the mid to high 300's & want to exceed the county's minimum square footage from 1600 to 2200 & will be increasing the two-story homes to 2600 sq. ft.

Commissioner Hendrix made motion to approve based on staff recommendations with conditions of minimum of 2200 sq. ft. homes & 4-sided brick or stucco, Commissioner Berry seconded. Motion carried with Lampp, Bill Brown, Wehunt, Berry, Dyer & Hendrix all voting yes.

### **C. HIGHWAY 211/124 OVERLAY DISTRICT**

Jonathan Lewis of JJ & G made a presentation on the overlay district. An overlay district sits on top of your existing zoning. Everything within the existing zoning stays the same unless it's specially changed. What the overlay tries to do is to address things that are not in zoning, which is traffic congestion, aesthetics, provides additional standards for character quality to tie it together for functionality. The study area is near Barrow County's interstate interchange near Hwy. 211/124 intersection & extends down Hwy. 124 to Gwinnett County line & down Hwy. 211 to its intersection to Old Hog Mountain Road & will pick up all four corners of this intersection & then basically stop shortly after the intersection, basically the gateway into the county.

Boundaries would affect all parcels within 750 feet of the centerline of the road & if your parcel is partly included it affects the entire parcel, but there is an opportunity to get an exemption. There are several exceptions that the ordinance does not cover at all, such as new residential lots on previous platted subdivisions, residential additions & residential accessory structures. There are access management standards where curb cuts would be prohibited in intersections or a certain distance from intersection, architectural standards such as roof requirements or street orientation, design guidelines for multi-use path & network standards.

#### **PUBLIC COMMENT:**

John Stell: Consider 150,000 square foot limitation be removed, pedestrian oriented zones be removed & remove requirement of 10 ft. multi use path with 60 ft. sidewalk.

Scott Haney, 684 Chicken Lyle Road: 150,000 square foot limitation be removed.

Bill Jesse, 980 Chateau Forest, Hoschton, Ga. Consider the limit of 150,000 sq. ft.

Chris Sullivan, 105 Twin Lakes Road, stated that everything taken under consideration will have to go through the normal process of Planning & Zoning & 20 miles is about what demographics is between large scale commercial areas & this is situated between those two areas & we should look to those to see what should be done here.

Commissioner Lampp made motion to table until April 11<sup>th</sup> meeting, Commissioner Berry seconded. Motion carried with Lampp, Bill Brown, Wehunt, Berry, Dyer & Hendrix all voting yes.

### **3. CHAIRMAN GARRISON-BIOSCIENCE JDA BOARD APPOINTMENT**

Commissioner Wehunt made motion to reappoint Beth Caldwell for three-year term, Commissioner Bill Brown seconded. Motion carried with Lampp, Bill Brown, Wehunt, Berry, Dyer & Hendrix all voting yes.

### **4. AIRPORT AUTHORITY-PHIL EBERLY**

The Airport Authority has received a FAA Land Acquisition Grant in the amount of \$350,000 & they are requesting the County to provide local matching funds of 5% or \$18,500. DISCUSSION: Continuation of land acquisition for ILS system.

Commissioner Lampp made motion to approve \$18,500 in support of FAA grant, Commissioner Wehunt seconded. Motion carried with Lampp, Bill Brown, Wehunt, Berry, Dyer & Hendrix all voting yes.

### **5. BETH HORACEK**

- (1) **FY2005 FINANCIAL PRESENTATION**-Rick Hartley of Mauldin Jenkins did a brief overview of the financial audit. As of September 2005 Revenues made up \$22,9, which was mostly property taxes of \$9.1

million, License & Permits \$1.2, Sales Tax \$4.7 & other taxes & charges for services made up balance. Expenditures were \$24.2 with general government \$5.8 million, Public Safety \$11.5 million, Culture & Recreation \$1.3, Housing & Development, Health & Welfare & Judicial making up the balance. In the FY05 budget process you anticipated you would take a portion of your prior year balance, \$2 million, & this year you did take a portion but it was only \$1.4 million.

In the Budget vs. Actual expenditures everything was very much in line & nothing really skewed off. On General fund expenditures everything was in line except Public Works & it was an accounting entry that we had to make on the streetlights that drove it above budget & ya'll didn't know about that. We have met with the elected officials/Department Heads & went over their comments & issues we found in their departments & talked with Beth about her issues & within the next two weeks you will receive a management letter that will detail the issues & you will get a response from Beth on what the Finance Department is doing about them. The final audit will be presented in about two weeks. DISCUSSION.

(2) **BUDGET AMENDMENTS-** Net impact on reserves is \$97,526 with Retirement contributions of \$97,026 & pauper funeral request of \$500.00  
DISCUSSION:

Commissioner Berry made motion to approve budget amendment of \$97,526, Commissioner Dyer seconded. Motion carried with Lampp, Bill Brown, Wehunt, Berry, Dyer & Hendrix all voting yes.

With no further business, Commissioner Hendrix made motion to adjourn, Commissioner Dyer seconded. Motion carried with Lampp, Bill Brown, Wehunt, Berry, Dyer & Hendrix all voting yes. Meeting adjourned at 7:55 PM.

#### BARROW COUNTY BOARD OF COMMISSIONERS

<hr/> Douglas H. Garrison	Chairman
<hr/> Jerry D. Lampp	District 1
<hr/> William J. "Bill" Brown	District 2
<hr/> James Roger Wehunt	District 3
<hr/> Isaiah Berry	District 4
<hr/> David Dyer	District 5
<hr/> Ben Hendrix	District 6

ATTEST:

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Michelle R. Sims

Clerk

