

CHEROKEE COUNTY BOARD OF COMMISSIONERS

Pre-meeting Work Session

OCTOBER 19, 2010

3:00 p.m.

Cherokee Hall

MINUTES

Chairman Ahrens opened the Work Session at 3:07 p.m., with a reading from the Jack Welch book "The Welch Way". Members present were Vice Chair/Commissioner Harry Johnston; Commissioner Jim Hubbard; Commissioner Jason Nelms. Commissioner Karen Bosch came in late at 3:20 p.m.

Before the reading, the Chairman stated he would like to wrap up the Work Session about 4:40, in order to get through what would be a lengthy Executive Session. Once he finished the reading, he mentioned that Janelle was out sick and would not be here to go over the financials, and he went straight to the agenda items.

1. Discussion of Parks and Rec Advisory Board duties/responsibilities – Chairman- removed
2. Discussion of Constitutional Amendments 1-5 and State-wide Referendum Question - Chairman
3. Janelle Funk to present September 2010 Financials – Removed
4. Discussion of Regular Agenda items

In going over the Announcements, he mentioned the e-mail he had received late from Keith Hammond of the "Honorable Mention" awarded for Excellence in Youth Sports and said this would be added to the Announcements on the agenda this evening. Next he asked Geoff Morton to come up regarding the Public Hearing.

Mr. Morton said that the request came from the Estate of Geraldine Emery who owns property on both sides of East Rope Mill Road near its intersection with old Highway 5; what is being asked to be abandoned is a small piece of East Rope Mill Road between East Rope Mill Parkway and Highway 5, there was a buyer for the piece of property adjacent to the Chevron and this piece of roadway will make it more viable to develop. A traffic count had been done on September 28 and 29th and in a 24 hour period, there were 306 vehicles on the roadway. Mr. Morton said he expected the parties requesting abandonment to be here to speak at the public hearing, and also expects that there will be opposition here to speak as well. Commissioner Johnston asked, since it is just a little road, we do maintain that road, correct? Mr. Morton said yes.

Commissioner Hubbard said that he had met with the parties and was looking forward to their presentation this evening. Mr. Morton mentioned that there is no resolution attached to this request because the public hearing was just that, to gather information from the public and find out their concerns.

The Chairman asked Vicki Taylor Lee to sum up the request for a public hearing; Mrs. Lee said this is on a 2003 rezoning case to change the condition of 1,600 minimum square foot homes to 1,300 square feet on a small piece of property in the southwest corner of the Beazer Homes development now known as Hampton Station. After a short discussion, the Chairman asked Margaret Stallings to come up about her request for 2 public hearings.

Margaret said that she had a presentation prepared and the Chairman said why don't you just give us a short visual. Margaret said that the public hearing was to consider a review of text amendments and a complete re-do of the permitted uses table; changes to Article 7.7 which are the corresponding special regulations for permitted uses and there is an assortment of other changes to eliminate some districts that weren't being used; and introduce another office-type district. Commissioner Johnston asked what other type of office district. Margaret answered that they were trying to have a series of 6 districts; there is an O&I, small scale office and then there would be CP or Corporate Park type designation, which is the one they are introducing. Commissioner Johnston asked if that would be offices only or offices and light manufacturing. Margaret answered it would be primarily offices and a little bit of retail, maybe 20%.

Chairman Ahrens asked if there were any major changes, Margaret answered that in the text part, it was a lot of re-organization and consolidation. Commissioner Hubbard asked if AG was being addressed; Margaret said that they had tried to clean up the AG district. Commissioner Johnston said he thought it would take a while to go through these changes; Margaret said that they had sent the changes to both the Planning Commission members and the Zoning Board of Appeals and as yet, had not heard back from them. On the second request for a public hearing, Margaret said that this property was the last to be currently zoned the old HC designation and she was asking for a board initiated rezoning to GC. Margaret said the property owners were still trying to decide if they wished to have GC or LI, since there is LI in the City of Ball Ground on this same road. Either one would be consistent with the Land Use Map.

Commissioner Bosch asked about the text changes to Home Occupation licensing; Margaret answered that it was to clean up some of the language used in the daycare category to bring it more in line with the State requirements; the definitions were confusing as well. Jeff Watkins came up and said that the problem is that this category does not have any prohibited uses other than a couple. Commissioner Bosch said that is part of what the problem is, it is not specific enough. Jeff said this would be a part of the whole re-write, just not at this particular time.

Vicki Taylor Lee came back up to go over the zoning cases, saying that on the first case, the applicant was supposed to come back to them with a permission letter, lease agreement or something from the adjacent property owner and they had not heard from her at all. Commissioner Hubbard said if the applicant was not here tonight, his inclination was to give her a little more time. Vicki said that the next case, number 020 had been withdrawn by a letter received earlier this week.

On case number 017, this is the McLains who came back with a landscape plan and design improvements, Vicki said she had sent some generalized conditions that she had already discussed with Mr. McLain, who she believes is in agreement, he will be here tonight. Commissioner Hubbard asked if she would bring him a copy of the conditions, as he could not put his hands on his copy easily.

Next the Chairman briefly went over the information he had on HB 277, saying first that on the order of magnitude of the gap to fill, 2010 to 2040, Atlanta metro has identified a needs level of \$170 billion. There is an identified availability of \$65 billion, leaving a shortfall of \$105 billion dollars. Second there is a schedule of the Roundtable, there will be a pre-meeting following the ARC board meeting on October 27, and a second one on the 18th of November. Friday, December 17 is the first meeting during which the members will have to agree on the criteria; and then have to agree on a 5 member executive committee.

The Chairman said his next item came up at the last ARC board meeting, it was all public information but it may be the first anyone has heard of an Atlanta Metropolitan Aviation Capacity Study underway. The intention is to identify one or more sites or it might be feasible to build a second airport. The FAA forecasts that Hartsfield will be at capacity on or before 2025. In the study, there were 29 sites in the first cut in a concentric circle around the current location and this measured people going to and from the airport. Seventy-five percent begin their travel from a location north of I-20. The purpose of this information is that the original 29 has been cut down to 8 sites of which Dobbins is one and another is in Dekalb, then Paulding, Gwinnett, Cobb, Bartow, Barrow and Cherokee. The Cherokee County Airport is one of the 6 being looked at; what they are looking for again is 1500 to 2,000 acres and one 8,000 runway.

Commissioner Bosch said the first item under her portion was a re-appointment of Chief Danny West to the Region 1 EMS Board and the other item is an update on the SPLOST information. She said that there was now a simplified version of the presentation, a more concise version of what the SPLOST is all about. The Chairman asked Mr. Cooper if he would just walk through what was there now so that the people here could see it and know where to send someone who might be asking them questions about it.

Mr. Cooper said the purpose of the information is to provide citizens and anyone else who may be interested in what's included in the SPLOST renewal program; this is not a new tax. The revenue generated by the SPLOST will equal about the same as what is generated by property taxes each year or \$30 million dollars. This will be a 6 year SPLOST that will begin in July 2012 and run until June 2018. It is estimated that about 30% of the sales tax will be paid by visitors to Cherokee County.

There is a summary of the proposed projects shown with a dollar breakdown that includes County and City projects. The Transportation Projects are also shown broken out into readable dollar amounts; as well as the Public Safety improvements. The SPLOST Committee's web site is www.keepthepenny.com.

Mr. Cooper went through the Consent Agenda next with no discussion; the Chairman did remind him of the amendment for the STOP Violence Against Women Act grant from the District Attorney's Office before he went on to his portion.

There was very little discussion until item#10, when Mr. Cooper said that the City of Mountain Park had assured him that having Roads and Bridges doing this road work would not land the County in the middle of the lawsuit they were currently involved in; and have agreed to whatever terms Angie should want to draw up to protect the County. And Mr. Cooper said he had no problem covering the cost of \$13,600 for the City, so long as the County is protected. Mrs. Davis said that she was inclined to beef up the language more, but this could be approved contingent on that.

Very little discussion on the other items and then the Chairman asked Mrs. Davis to go over the items under her portion. The first had all the necessary information for approval according to Mrs. Davis. The next item was the case that Billy Hasty is the attorney for that had been continued as he was out of the country. The last is the case concerning Azteca Landscaping that was postponed in order to allow for the court date of the last citation given. Commissioner Bosch asked Deputy Marshal Kevin Roach what the status was, Deputy Roach said that Mrs. Spears had pled guilty and paid a fine of \$675.00.

The Chairman said there was a few minutes left when Mrs. Davis finished and there were 2 of the filler topics that he could talk about. He decided to talk about the Constitutional Amendments on the ballot because he had voted early and it was hard to get a good grasp of what these were all about.

Several minutes were spent trying to understand the language of the amendments and to clearly grasp the referendum question about the State sales tax on personal property inventory in businesses. On the second topic, the Chairman said that he would mention it, but wanted to wait until there was sufficient time to thoroughly talk about the role of the Parks and Rec Advisory Board.

After asking if anyone else had anything and hearing none, Commissioner Hubbard made the motion to adjourn to Executive Session at 4:27 p.m. to discuss personnel issues, pending litigation and property acquisition. Commissioner Bosch seconded and the motion to adjourn carried unanimously.

These Minutes were approved at the regular meeting on November 2, 2010.