



**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, February 13, 2025 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

Chairman David Gibbs, Vice Chairman Jeff Stowe and Commissioners Kathy Cooper, Billy Powell and Gregg Poole

Also present were County Administrator Zach Propes, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Stowe/Commissioner Cooper — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the proclamation recognizing February 12, 2025 as Georgia Day.

Commissioner Powell presented Terry Hughes, Amy Woodrich and Kay Beaver of the Colonel William Chandler Chapter of the Daughters of the American Revolution with the Proclamation.

Commissioner Powell/Commissioner Stowe — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 4 Approve the joint proclamation with The City of Gainesville recognizing Friday, February 21, 2025, as Arbor Day.

Commissioner Powell/Commissioner Stowe — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

Commissioner Powell/Commissioner Cooper — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 5 Approve the February 10, 2025 Executive Session minutes.
- 6 Approve the February 10, 2025 Work Session minutes.
- 7 Approve the January 23, 2025 Voting Meeting minutes.
- 8 Approve the January 23, 2025 Executive Session minutes.
- 9 Approve the January 23, 2025 Meeting minutes.
- 10 Approve the renewal of the annual contract for RFP #41-011 Demand Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design, LLC of Acworth, GA. The estimated annual cost is \$100,000.00.
- 11 Approve the sole source purchase of MSA G1 Self-Contained Breathing Apparatus (SCBA) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$1,808,020.00.
- 12 Approve the purchase of one (1) Pierce Enforcer 107' Tractor Drawn Aerial (Tiller) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$2,169,124.00.
- 13 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to the reduction of the speed limit on Duckett Mill Road, subject to review and approval by the County Attorney.
- 14 Approval and authorization for the Chairman to execute an Intergovernmental Agreement between Hall County and the City of Buford to provide sanitary sewage collection and treatment service for Hall County Tax Parcel 08154 000016; authorization for Hall County to collect any and all sewer fees, subject to review and approval by the County Attorney. Commission District 1.
- 15 Approval and authorization for the Chairman to execute an agreement between Hall County and Cedar Grove Landfill, LLC to allow Public Works & Utilities to dispose of sludge waste material from the Spout Springs Water Reclamation Facility into the Cedar Grove Landfill in Barnesville, GA, subject to review and approval by the County Attorney. The estimated annual cost is \$50,000.00.
- 16 Approve the release of a \$320,179.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Estates at Old Friendship Subdivision. Commission District 1.

- 17 Approve the extension of a \$175,002.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Reunion Phase 9 Subdivision. Commission District 1.
- 18 Approve the 2024 real property refund in the amount of \$2,820.30 for overpayment of Hall County taxes regarding property located at 3540 Bell Lane, Gainesville, GA to David L. Anderegg, Jr.
- 19 Approve the 2023 personal property refund in the amount of \$4,605.50 for overpayment of Hall County taxes regarding account #340882 to Edward F. Atherton.
- 20 Approve the 2022, 2023 and 2024 personal property refund in the amount of \$4,822.67 for overpayment of taxes regarding property located at 4574 J M Turk Road, Flowery Branch, GA to James Troy Phillips.

Other Business - Administration

Mr. Propes addressed the Board.

- 21 First public hearing regarding Hall County's intent to opt out of the statewide adjusted base year ad valorem homestead exemption for Hall County otherwise granted by O.C.G.A. § 48-5-44.2(b).

Mr. Propes discussed the item. Mr. Lawhom conducted the Public Hearing.

There were no comments from the public.

Other public hearings on this topic will be conducted on Monday, February 24, 2025 at 3:00 pm and Thursday, February 27, 2025 at 6:00 pm.

Other Business - Development Services

Captain Barry Shaw, Interim Director of Development Services, addressed the Board.

- 22 Public hearing on the Malt Beverage and Wine Package License for Family Food Mart located at 3702 Browns Bridge Road, Gainesville, GA 30504. The owner of the business is Browns Bridge Store, LLC. The Managing Agent is Rene Sanchez, Jr. and the Registered Agent is David Cody. Commission District 2.

Mr. Lawhon introduced the item. Captain Shaw discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Ayeem Masani, 3702 Browns Bridge Road, Gainesville*

Commissioner Powell/Commissioner Stowe — approve — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Other Business - Financial Services

Taylor Samples, Director of Financial Services, addressed the Board.

- 23 Approval and authorization for the Chairman to execute a resolution to support a proposed rate change of Hall County with regard to excise tax on rooms, lodgings and accommodations, subject to review and approval by the County Attorney.

Mr. Samples discussed the item.

Commissioner Stowe/Commissioner Powell — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Beth Garmon, Director of Planning and Zoning, addressed the Board.

5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development** | Commission District 3 | **Seth Barnes, applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.

Mr. Lawhon introduced the item.

Commissioner Poole/Commissioner Stowe — approve removing item 24 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Garmon discussed the item. Public Hearing was previously closed at the January 9, 2025 Voting Meeting. Commissioner Poole requested the applicant, Seth Barnes, the address the Board regarding the application.

Commissioner Poole/Commissioner Stowe — approve with the eleven (11) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The development shall be limited to 15 residential lots.*
- 3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.*
- 4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber*

cement type siding. Vinyl siding on all residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.

- 5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.*
- 6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.*
- 7. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.*
- 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 plats should be prepared to expect the effects of such practices."*
- 9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 10. Lots 1-10 and 12 shall be approved. Two lots shall be reserved for deed restrictions for missionary trainees. For all other lots, Flourish shall set up a homeowners association (HOA) that will vet owners to ensure they are persons of special needs and their families.*
- 11. Fees shall be waived for future applications. Hall County would help push these applications through should this development flourish and work successfully.*

25

6000 Wellspring Trail | Amend Conditions of Zoning | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001| **Proposed Use: Expansion of services** | Commission District 3 | **Seth Barnes, applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.

Mr. Lawhon introduced the item.

Commissioner Poole/Commissioner Stowe — approve removing item 25 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Garmon discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Seth Barnes*
- Randy Owens*
- Peggy Bollinger, 440 Lauren View Court, Roswell*
- Dale Caldwell, 405 Brookhaven Court, Gainesville*

Commissioner Poole/Commissioner Stowe — approve with the four (4) conditions listed below — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The previously approved conditions dated July 14, 2016, as amended shall apply:*
 - a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.*
 - b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.*
 - c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.*
 - d. Buffering will be required around the parking areas visible from Bogus*

- Road as to preserve the residential nature of the area.
- e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.
 3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent residential subdivision.
 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.

26 **0 & 4435 Ridge Road | Rezone** | from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S, Tax parcels 08154 000022 & 000017 | **Proposed Use: Mixed-use development** | Commission District 1 | **Scott Puckett, Inc., applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting. Note: Tabled at the January 23, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.

Mr. Lawhon introduced the item.

Commissioner Cooper/Commissioner Stowe — approve removing item 26 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Garmon discussed the item. Tyler Smith (340 Jesse Jewell Parkway, Suite 300, Gainesville) addressed the Board and requested to table the item.

Commissioner Cooper/Commissioner Stowe — approve tabling item 26 until the February 27, 2025 Voting Meeting— Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 27 **2017 Athens Highway | Rezone |** from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | **Proposed Use: Truck terminal |** Commission District 4 | **Fast Lube Solutions, LLC c/o Kevin Herbert, applicant**

Mr. Lawhon introduced the item. Ms. Garmon discussed the item.

*Commissioner Stowe/Commissioner Powell — approve withdrawal of item 27 —
Vote: 5 to 0*

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 28 **3243 Hall Drive | Special Use |** on a 3.13± acre tract located on the west side of Hall Drive approximately 810 feet from its intersection with White Sulphur Road | Zoned AR-1; Tax Parcel 09108 000063C | **Proposed Use: Home older than seven (7) years to be brought into Hall County |** Commission District 3 | **Maria Garcia, applicant**

Mr. Lawhon introduced the item. Ms. Garmon discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Maria Garcia, 3946 Old Cornelia Highway, Gainesville*

Commissioner Poole/Commissioner Cooper — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes did not have any items to report.

Commission Time

Commissioner Billy Powell, District 2, acknowledged current members of Leadership Hall. The following members addressed the Board:

- Tim Wilson (Eagle Ranch)*
- Sam Simpson (Lincoln Property Company/Simpson Company Property Management)*
- Noah Shorr (Strong Gaddy Lee Wealth Management Group)*

Commissioner Jeff Stowe, District 4, stated that today, the Board of Commissioners received a letter from Steve Watson about an appeal of the Board of Tax Assessors on a property and there is only 10 days for the Board of Commissioners to decide if they would like the appeal to go forward. Directed staff to move forward with scheduling a special called meeting on Thursday, February 20, 2025 at 3:00 pm to decide if the Board will allow the appeal to go forward or stop the appeal.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:58 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.