



**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 27, 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 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.

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 Pamela Elliott's retirement after 20 years of service to Hall County, Georgia.

Commissioner Cooper presented Pamela Elliott 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 proclamation recognizing Todd Allen Folger's retirement after 30 years of service to Hall County, Georgia.

Commissioner Poole presented Todd Allen Folger with the Proclamation.

Commissioner Poole/Commissioner Powell — 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 proclamation recognizing Gina Pilcher's service to Hall County, Georgia.

Commissioner Stowe presented Gina Pilcher with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 6 Approve the February 24, 2025 Work Session minutes.
- 7 Approve the February 24, 2025 Executive Session minutes.
- 8 Approve the February 24, 2025 Meeting minutes.
- 9 Approve the February 20, 2025 Special Called Meeting minutes.
- 10 Approve the February 13, 2025 Voting Meeting minutes.
- 11 Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, April 10, 2025 Voting Meeting and schedule a Meeting on Tuesday, April 8, 2025 at 6:00 p.m.
- 12 Approve the re-appointment of Commissioner Jeff Stowe to the Lanier Joint Development Authority to serve a term from March 2, 2025 to March 1, 2029. Commission Districts 1, 2, 3, & 4.
- 13 Approve the award of IFB #039-45 Concrete Column Repairs at the Hall County Government Center for Central Services to Midwest Maintenance, Inc. of Piqua, OH, in the amount of \$116,409.88.

- 14 Approve Change Order #1 under RFQ/P #43-004 Sewer System Operation Services for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL, in the amount of \$180,562.00.
- 15 Approve the single source purchase of Allen Creek Landfill permitting and planning services for Public Works & Utilities from Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of \$280,000.00.
- 16 Approve the release of \$64,391.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in The Chateau by Highlands Subdivision. Commission District 1.
- 17 Approve the release of \$86,000.00 Irrevocable Letter of Credit/Performance Agreement in Overlook at Marina Bay Subdivision. Commission District 2.
- 18 Approve the release of \$501,017.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in The Retreat at Chicopee Subdivision. Commission District 2.
- 19 Approve the extension of \$326,569.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Phase 3 Subdivision. Commission District 1.
- 20 Approve the extension of \$451,409.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Phase 1 Subdivision. Commission District 1.
- 21 Approve the extension and reduction of a Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks from \$651,335.39 to \$281,434.00 in Union Grove Phase 2 Subdivision. Commission District 1.
- 22 Approve the purchase of twenty (20) Getac B360 laptops and related equipment for the Sheriff's Office to PCN Strategies, Inc. of Washington, DC, in the amount of \$105,602.85.

Other Business - Administration

Mr. Propes addressed the Board.

- 23 Approve the removal of the septic tank permit from the Development Services permitting workflow and require that septic tank permits be obtained from Environmental Health prior to a building permit application effective March 31, 2025.

Mr. Propes discussed the item.

Commissioner Poole provided comments regarding the proposed change.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe, while seconding the motion, requested that these permits continue to be tracked for the rest of the year and be reviewed by the Board next January to ensure that the change is working.

- 24 Third 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. Lawhon introduced the item. Mr. Propes discussed the item. Mr. Lawhon conducted the Public Hearing.

There were no comments from the public.

Commissioner Stowe/Commissioner Powell — opt out — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — abstained

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.

25

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. Note: Tabled at the February 13, 2025 Voting Meeting until the February 27, 2025 Voting Meeting.

Mr. Lawhon introduced the item.

Commissioner Cooper/Commissioner Powell — 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:

- *Tyler Smith, 340 Jesse Jewell Parkway, Suite 300, Gainesville*

Commissioner Cooper/Commissioner Powell — approve with the twenty-eight (28) conditions listed below — Vote: 3 to 2

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — nay

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated February 26, 2025, and as described in the project narrative dated August 23, 2024 and additional comments provided on November 1, 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:
 - a. Commercial structures totaling no more than 39,000-65,000 square feet*
 - b. One hotel with a total of no more than 110 rooms*
 - c. Maximum of 251 multi-family residential units*
 - d. Maximum of 209 townhome residential units*
 - e. Maximum of 65 detached single-family residences**
 - 3. The development shall meet the following standards:
 - a. The commercial buildings shall be no more than 3 stories in height.*
 - b. The hotel shall be no more than 5 stories in height.*
 - c. The multi-family residential buildings shall be no more than 4 total stories in height with no more than 3 stories visible from Friendship Road.*
 - d. Townhomes shall be no more than 4 total stories in height.*
 - e. Minimum lot size for detached single-family residences shall be 8,000 square feet with minimum heated floor area (HFA) of 1,800 square feet and not to exceed a height of 35 feet.*
 - f. Front-loaded townhome driveways shall be 20 feet from back of sidewalk to garage doors.**
 - 4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.*
 - 5. All single-family homes shall provide two car garages and driveways to accommodate two cars for parking. Driveways shall measure no less than 20 feet from back of sidewalk to the garage door.*
 - 6. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the residential development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning, or their designee.*
 - 7. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer*
 - 8. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package 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.*
 - 9. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.*
 - 10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.*
 - 11. The location of property lines, structures or any other portion of the*

- development in relation to the sewer line and associated easements shall be approved by the Hall County Engineering Department.*
- 12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning or their designee.*
 - 13. The development shall be limited to a maximum of four model homes prior to approval and recording of the final plat. All life safety regulations shall be satisfied prior to the issuance of a permit for a model home.*
 - 14. Two construction trailers shall be permitted, provided the conditions of Chapter 17.210 of the Official Code of Hall County are met.*
 - 15. All development, excluding single-family and townhomes, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).*
 - 16. 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, the Fire Marshal, and Hall County Engineering.*
 - 17. The following statement regarding the potential impacts of agricultural operation 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."*
 - 18. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
 - 19. The internal road within the single-family section of the development must be a minimum of 26 feet in width or include secondary fire access into neighboring future residential development (tax parcels 15048 000016 and 15048 000154), and must be approved by the Hall County Fire Marshal and Hall County Engineering.*
 - 20. Prior to issuance of any building permits, the developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which will also designate required minimums and acceptable design alternatives to be reviewed and approved by the Planning and Zoning Director or their designee. The architectural renderings submitted with the application will not be considered representative of the approved building materials. The architectural standards outlined in the guidebook must meet those listed within the Gateway Corridor Overlay District code.*
 - 21. All exterior buffers surrounding the residential portion of the development shall be a minimum of 50 feet except for the section adjacent to parcel 15048 000065 as noted on site plan where the buffer may be a minimum of 40 feet.*
 - 22. There may be no more than 6 attached townhome units per building.*
 - 23. Buildings containing more than three attached units must be designed so*

- that facades and roofs are staggered or offset by at least 3 feet for every grouping of three units.*
24. *Townhome garage door widths may be up to 67% of the front façade.*
 25. *The development may include hammerhead turnarounds with a minimum 28 foot radius in lieu of cul-de-sacs and two curves in the townhome section shall be allowed to have 20 foot inside radii and 30 foot centerline radii as shown on the submitted site plan dated February 26, 2025.*
 26. *The development may include a private easement to rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.*
 27. *Flexibility to accommodate construction costs or specific tenant needs - any adjustments that need to be made shall be approved by the Planning & Zoning Director. Any modifications or changes that are extensive shall come back before the Board of Commissioners.*
 28. *A minimum of 10,000 square feet of the commercial portion of the development must be completed prior to 50% of the final buildout of the residential uses of the development.*

26 **4212 Roy Parks Road | Rezone** | from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility** | Commission District 3 | **Clean Eagle RNG, LLC, applicant**

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

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

27 **5444 Oak Manor Way | Variance** | Section 8.4 to vary sidewalk standards | on a 1.46± acre tract located on the east side of Mount Vernon Road approximately 820 feet from its intersection with Ben Parks Road | Zoned R-1; Tax Parcel 11031 000005 | **Proposed Use: 22-lot single-family subdivision** | Commission District 3 | **PHD Developments LLC, applicant**

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

The following people addressed the Board:

Favor:

- *Kent Henderson, 6071 Mount Vernon Road, Murrayville*

Commissioner Poole/Commissioner Powell — approve variance — Vote: 4 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion passed.

- 28 **0 & 2010 Candler Road | Rezone** | from Heavy Industrial (I-II) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 59.62± acre tract located on the west side of Candler Road, approximately 1,665 feet from its intersection with Lee Land Road | Zoned I-II (GOCD), Tax Parcels 15031A000001 & 000002 | **Proposed Use: Industrial park** | Commission District 3 | **Paden M. Dunagan, applicant**

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

Commissioner Poole/Commissioner Stowe — approve withdrawal of item 28 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 29 **2811 Athens Highway | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Permitted uses in heavy industrial zoning district** | Commission District 3 | **Paden M. Dunagan, applicant**

Mr. Lawhon introduced items 29 and 30, which were heard together. Ms. Garmon discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 29 and 30:

Favor:

- Paden Dunagen, 3263 Tanners Mill Road, Gainesville*

Commissioner Poole/Commissioner Stowe — approve with the nine (9) 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 rezoned to Planned Industrial Development (PID) and developed in accordance with the site plan and the project narrative dated January 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development. The existing entry driveway shall be removed and shall be paved to match the curb.*
- 3. All buildings may be composed of metal siding completely clad with a brick, stucco, or split face block veneer on all four sides as shown in the construction drawings submitted with the application. Stucco and split face block shall not exceed 50% of the surface area of each side. Final building elevations are subject to final review and approval by the Director of Planning and Zoning, or their designee.*
- 4. No outdoor activity such as grinding or crushing of materials shall be permitted.*
- 5. There shall be a 25 foot wide undisturbed buffer adjacent to the right-of-way of Athens Highway. The existing mature landscape may be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review and approval of the landscape plan is subject to the approval of the Director of Planning and Zoning, or their designee.*
- 6. No variances to Gateway Corridors Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein.*
- 7. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

9. *A 50 foot transitional buffer shall be required along all property boundaries. This buffer shall not apply to the boundary adjacent to right-of-way or where the stream buffer is 50 feet or greater.*

30 **2811 Athens Highway | Use Subject to County Commission Approval |** on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Outdoor storage** | Commission District 3 | **Paden M. Dunagan, applicant**

Items 29 and 30 were heard together. See item 29 for public hearing details.

Commissioner Poole/Commissioner Stowe — approve with the one (1) condition listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Condition:

- 1. The 160 foot by 160 foot outdoor storage area located to the east of the proposed building may be gravel. No other outdoor storage is approved and the remaining development of the property must meet GCOD requirements.*

County Administrator

Mr. Propes did not have any items to report.

Commission Time

Commissioner Gregg Poole discussed item 31.

31 Approve the creation of a seven (7) panel advisory board related to the new courthouse project.

Commissioner Poole made a motion to form a seven panel advisory board relative to value engineering for the courthouse that would be chaired by the Commission Chairman. The GC/CM would also be a part of this board. This would be done prior to awarding bids on the project. Board consist of people from the industries that have keen sense in value engineering projects. Stated this is the method that was used during the construction of the current courthouse. Stated there is no one in the County that should handle this project nor does the County have people with this type of experience.

Commissioner Poole withdrew his motion.

Commissioner Powell stated the existing courthouse was constructed in 2002. There are and have been security issues, inmate transport issues, internal corridors, brick/mortar shortcomings which resulted in leaks in facade and walls leaking. There was a new roof installed in less than 25 years. Proposed to establish a building steering committee to provide oversight of and guidance on the judicial complex project. Members would include one to two County commissioners, County Administrator, Court Administrator, Sheriff or designee, Chief Superior Court Judge or designee, Chief State Court Judge or designee, Public Defender, District Attorney, and Solicitor. A program manager would not serve on the committee but would lead the discussion and provide judicial subject matter expertise. Additional attendees at committee meetings would include the designated representatives of the architectural and general contractor teams once selected. Recommended that this committee be made up of direct stakeholders, County officials and staff to be advised by subject matter experts in judicial capital projects. Stated Poole's value engineering group along with the program manager would lead the value engineering efforts.

There was discussion back and forth between the commissioners regarding these proposed committees, value engineering.

Commissioner Stowe recommended having staff review, have some 2-2-1 meetings to get more information and bring up in a meeting at a future date for a decision.

Commissioner Powell asked that Administration to take this framework and add the court system and Sheriff's Office in analyze what he said for any changes and input to better suit overall County desire.

Commissioner Cooper said both are good ideas and they could be merged. Stated she would like to have meetings and combine the best of both proposals.

Chairman Gibbs stated that he wants what is best for the County and this will be the biggest project Hall County has ever seen. Stated the Board needs to come together and figure it out.

Commissioner Poole made a motion to table to the next meeting. There was no second to the motion.

Commissioner Powell/Commissioner Cooper — have staff provide a recommendation within 60 days — Vote: 3 to 2

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — nay

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 7:43 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.