



**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, March 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 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 Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the ratification of the joint proclamation with the City of Gainesville recognizing Carol Healan Burrell as the Girl Scouts of Historic Georgia "Gainesville 2025 Woman of Distinction".

Commissioner Powell/Commissioner Poole — 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 Saturday, March 15, 2025 as Master Gardener Appreciation Day.

Commissioner Powell presented Garrett Hibbs and members of the Master Gardeners 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.

- 5 Approve the joint proclamation with the City of Gainesville recognizing Friday, March 14, 2025, through Sunday, March 16 2025, as the Twenty-Second Annual Grady Young Foundation Memorial Scholarship Weekend.

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.

Consent Agenda

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.

- 6 Approve the March 10, 2025 Work Session minutes.
- 7 Approve the March 10, 2025 Executive Session minutes.
- 8 Approve the February 27, 2025 Voting Meeting minutes.
- 9 Approve the appointment of Tate O'Rourke to the Gainesville-Hall Development Authority to serve a term from April 1, 2025 to March 31, 2029. Commission Districts 1, 2, 3, and 4.
- 10 Approve the purchase of labor, equipment and materials for Courthouse facade repair for Central Services to National Building Contractors, Inc. of Conyers GA, in the amount of \$551,000.00.
- 11 Approval and authorization for the Chairman to execute a Field of Interest Fund Agreement with the North Georgia Community Foundation, Inc. to establish the Friends of Hall County Animal Shelter Fund; authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.
- 12 Approval and authorization for the Chairman to execute a Field of Interest Fund Agreement with the North Georgia Community Foundation, Inc. to establish the Friends of Hall County Parks Fund; authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

- 13 Approve the award of Task Order #2025-039 Parking Improvements at Chicopee Woods Agricultural Center under RFQ/P #42-002 Demand Services for On-Call Paving & Full Depth Reclamation for Parks & Leisure Services to Pittman Construction Company of Conyers, GA, in the amount of \$849,740.00.
- 14 Approve the Change Order #1 under RFQ/P #45-008 Demand Services for On-Call Contractors, for Building Permit Services, Inspections and Plan Review for Development Services to ECS Southeast, LLC of Lawrenceville, GA, in the amount of \$107,230.00.
- 15 Approve the award of ITB #036-45 for FY 2025 Community Housing Improvement Program (CHIP) Grant Single-Family Home Repairs for Financial Services to Smooth Stroke Contracting of Gainesville, GA, in the amount of \$72,135.46.
- 16 Approval and authorization for the Chairman to execute a resolution declaring an easement recorded on deed book 711 page 7 of Hall County records unserviceable and approving the transfer of any property interest possessed by Hall County resulting from the easement to Grove at Rosebud, LLC via quit claim deed for the purpose of managing and improving drainage in the surrounding area, subject to review and approval by the County Attorney.
- 17 Approval and authorization for the Chairman to execute a resolution accepting certain real property along State Route 53 at Lake Ranch Drive from the Georgia Department of Transportation (GDOT) and authorization for the Chairman to execute any and all documents necessary to effectuate these transactions, subject to review and approval by the County Attorney.
- 18 Approve the award of Task Order #2025-040 Replace Centrifugal Chiller at the Hall County Jail under RFQ/P#44-034 Demand Services for On-Call HVAC Unit Installation, Repair and Maintenance for the Sheriff's Office to Conditioned Air Systems, Inc. of Gainesville, GA, in the amount of \$479,400.00.
- 19 Approve the 2024 personal property refund in the amount of \$6,441.93 for the overpayment of Hall County taxes regarding account #155031 to Wurth Revcar Fasteners.
- 20 Approve the 2023 and 2024 personal property refund in the amount of \$1,184.77 for the overpayment of Hall County taxes regarding account #318891 to Richard Hale.
- 21 Approve the 2024 real property refund in the amount of \$1,347.45 for overpayment of Hall County taxes regarding property located at parcel number 10007 000108 to Watermark on the Lake, Inc.
- 22 Approve the 2024 real property refund in the amount of \$2,276.38 for overpayment of Hall County taxes regarding property located at parcel number 10007 000109 to Watermark on the Lake, Inc.

Other Business - Financial Services

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

- 23 Approve the Fiscal Year 2025 Mid-Year Budget Reconciliation Resolution.

Mr. Samples presented the seven-month Financial Status Update for the month ending January 31, 2025.

Mr. Samples discussed the Mid-Year Budget Reconciliation and summarized the recommendation as follows:

- Decreasing, by amendment, the County budget 1.15% or \$4.63 million (from \$403,211,611.00 to \$398,580,228.00)

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.

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

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

- 24 **5707 Holiday Road | Amend Conditions of Zoning** | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | **Proposed use: Vehicle sales, vehicle repair, and truck yard** | Commission District 2 | **Ayoub Botrus, applicant**

Mr. Lawhon introduced items 24 and 25. Ms. Garmon discussed the items.

Commissioner Powell/Commissioner Stowe — approve remanding application back to the Planning Commission — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 25 **5707 Holiday Road | Vary the standards of 7.6.6.E** | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | **Proposed use: Vehicle sales, vehicle repair, and truck yard** | Commission District 2 | **Ayoub Botrus, applicant**

Commissioner Powell/Commissioner Stowe — approve remanding application back to the Planning Commission — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 26 **3663 Roy Parks Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural General (AG-1) on a 14.28± acre tract located on the east side of Roy Parks Road approximately 1,165 feet from its intersection with AL Mangum Road | Zoned AR-1; Tax Parcel 15013 000023C | **Proposed Use: Second dwelling** | Commission District 3 | **Brandon Shadburn, applicant**

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

The following people addressed the Board:

Favor:

- Megan Shadburn, 116 McEver Lane, Hoschton

Commissioner Poole/Commissioner Powell — approve with the three (3) 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 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."
2. 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 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.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the development.

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5351 Lanier Islands Parkway | Special Use to Amend Conditions of Zoning | on a 20.27± acre tract located on the north side of Lanier Islands Parkway approximately 574 feet from its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011| **Proposed use: Expand agri-entertainment venue** | Commission District 1 | **Keith Bell, applicant**

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

The following people addressed the Board:

Favor:

- Keith Bell, 3604 Carter Road, Buford

Commissioner Cooper/Commissioner Powell — approve with the six (6) 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 dated November 21, 2024, and as described in the project narrative dated December 3, 2024, and other application documents, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Per the previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.
3. Per the previous approval by the county commission on September 14, 2023, a variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.
4. With the exception of permitting gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridors Overlay District. No other variances are granted from these standards.
5. The business license associated with this use shall go before the Hall County Planning Commission and the Board of Commissioners for renewal after a period of three years following the approval by the county commission on September 14, 2023.
6. All conditions of zoning shall appear on any plats or building plans created for the subject property.

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2922 Sardis Road | Rezone | from Agricultural Residential 1 (AR-1) to Vacation Cottage (V-C) on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | **Proposed Use: 2-lot subdivision** | Commission District 2 | **Abel Menchaca, applicant**

Mr. Lawhon introduced items 28 and 29, which were heard together. Ms. Garmon discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 28 and 29:

Favor:

- Abel Menchaca, 2922 Sardis Road, Gainesville*

Commissioner Powell/Commissioner Poole — approve with the five (5) 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 dated December 5, 2024, and as described in the project narrative dated December 10, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The property shall be subdivided into a maximum of two (2) single-family residential lots in accordance with the requirements of the Vacation Cottage (V-C) zoning district as detailed in Section 4.1 and Table 4.1.1.1 of the Unified Development Code of Hall County.*
- 3. 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."*
- 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 Unified Development 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.*
- 5. All conditions of zoning shall be made part of any plats created for the property.*

2922 Sardis Road | Special Use | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | **Proposed Use: 2-lot subdivision | Commission District 2 | Abel Menchaca, applicant**

Items 28 and 29 were heard together. See item 28 for public hearing details.

Commissioner Powell/Commissioner Cooper — approve with the five (5) 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 dated December 5, 2024, and as described in the project narrative dated December 10, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The property shall be subdivided into a maximum of two (2) single-family residential lots in accordance with the requirements of the Vacation Cottage (V-C) zoning district as detailed in Section 4.1 and Table 4.1.1.1 of the Unified Development Code of Hall County.*
- 3. 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.*
- 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 Unified Development 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.*
- 5. All conditions of zoning shall be made part of any plats created for the property.*

Mr. Propes addressed the Board and stated that the County is expecting a potential severe weather event over the weekend. Asked the citizens and community to be weather aware and advised that citizens interested in signing up for weather alerts to visit www.hallcounty.org and sign up on the Emergency Management webpage.

Commission Time

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

- *Paul Anthony (PFG Food Service Atlanta)*
- *Stephen Flaherty (Riverside Preparatory Academy)*
- *Ashley McGraw (PrideStaff & McGraw Family Farm)*
- *Lauren Hunter (Poultry Times)*

Adjourn

Commissioner Cooper/Commissioner Stowe — adjourn at 6:44 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.