



**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 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, Deputy Commission Clerk Ana Dominguez, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

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.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Consent 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.

- 3 Approve the March 24, 2025 Work Session minutes.
- 4 Approve the March 24, 2025 Executive Session minutes.
- 5 Approve the March 13, 2025 Voting Meeting minutes.
- 6 Approve the appointment of Lee Hemmer to the Chicopee Woods Area Park Commission to serve a term from March 27, 2025 to March 26, 2028. Commission District 4.
- 7 Approve the payment services agreement for card processing payment services at the Candler Road Landfill to Point and Pay, LLC of Oldsmar, FL.
- 8 Approve Change Order #2 to IFB #024-44 Candler Road Landfill Cell Three (3) Construction Project for Public Works & Utilities to Morgan Corp. of Duncan, SC, in the amount \$163,696.47.
- 9 Approve the contract amendment #001 for Inmate Telephone System & Services at the Hall County Jail for the Sheriff's Office to Securus Technologies, Inc. of Carrollton, TX. The estimated cost is \$55,852.50.
- 10 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2026 Accountability Court Funding Program for the Drug Court for staffing, technical and professional services, supplies, and training in the amount of \$911,074.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$160,778.00 is required.
- 11 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2026 Accountability Court Funding for the HELP Program to fund HELP staff, provide surveillance, counseling, and drug testing in the amount of \$493,042.00, and if awarded, appoint the Grants Manager as Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$87,007.00 is required.

- 12 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2026 Accountability Court Funding Program for Family Treatment Court for staffing, technical and professional services, supplies, and training in the amount of \$273,421.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$48,251.00 is required.
- 13 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2026 Accountability Court Funding for the DUI Treatment Court to fund staff, increase surveillance, counseling, drug testing, supplies, and training in the amount of \$132,851.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$23,444.00 is required.
- 14 Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) FY 2023 Accountability Court Language Access and Screening Tool to provide Spanish-speaking resources and materials to participants in the Hall County DUI Court program in the amount of \$94,646.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$16,702.00 is required.

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

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

- 15 **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** Note: Tabled at the February 27, 2025 Voting Meeting until the March 27, 2025 Voting Meeting.

Mr. Lawhon introduced the item.

Commissioner Poole/Commissioner Stowe — approve removing item 15 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:

- *Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville*
- *Clint Cox*
- *Ryan Aubuchon, 201 Helios Way, Houston, TX*
- *Mel Lara, 757 North Eldridge Parkway, Houston, TX*

Commissioner Poole/Commissioner Stowe — approve tabling item 15 until the April 8, 2025 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 16 **5709 McEver Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a 6.38± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-1, Tax Parcels 08111 003005 | **Proposed Use: Commercial development** | Commission District 2 | **Mustaq Moosa, applicant**

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

The following people addressed the Board:

Favor:

- *Mustaq Moosa, 105 Foe Creek Court, Roswell*

Opposition:

- *Shelly Andrews, 5913 Thornhill Place, Flowery Branch*

Commissioner Powell/Commissioner Stowe — approve tabling item 16 until the April 8, 2025 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 17 **0 & 2010 Candler Road | Amend Conditions of Zoning |** to allow additional office/warehouse buildings | 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-2 (GCOD), Tax Parcels 15031A000001 & 000002 | **Proposed Use: Industrial uses** | Commission District 3 | **Paden Dunagan, applicant**

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

The following people addressed the Board:

Favor:

- *James Irvin, 164 Professional Drive, Baldwin*

Commissioner Poole/Commissioner Stowe — approve with the twelve (12) 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 December 18, 2024, and as described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *Access to the development 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.*
3. *The internal drive shall be paved with asphalt or concrete; graded aggregate base (GAB) may be used for the outdoor storage and parking areas around each building subject to final review and approval of the Hall County Engineering Department and Fire Marshal.*
4. *Any building proposed within the 300 foot limits of the Gateway Corridors Overlay District (GCOD) shall comply with GCOD architectural standards. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.*
5. *Outdoor storage may be permitted outside of the 300 foot GCOD limits only if it is screened from view from Candler Road with a 6-foot tall opaque fence. Screening is subject to final review and approval by the Director of Planning and Zoning or their designee.*
6. *There shall be a 25 foot wide undisturbed buffer adjacent to the right-of-way of Candler Road. The existing mature landscape shall 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 of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.*
7. *A 50 foot wide landscape buffer, undisturbed or planted, shall be required along all property lines abutting property zoned for agricultural or residential use. The existing mature landscape shall 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 of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.*
8. *Retroactive building permits shall be obtained for all structures currently on-site that do not currently have a commercial building permit. Final determination is subject to the Hall County Building Official or their designee. No new buildings shall be permitted for the development until all retroactive permits have been obtained.*
9. *No business license shall be approved for the property until the site is brought into compliance with county permitting requirements.*
10. *No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply 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. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.*
11. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

12. *The retroactive building permit shall be obtained by the applicant within 60 to 90 days of approval of a land disturbance permit (LDP). The applicant shall utilize 3rd party inspectors to provide all necessary reports and documentation as required by Hall County permitting and inspection regulations, including any applicable penalties. No other building permits shall be approved prior to the issuance of a retroactive permit for the existing unpermitted building.*

18 **4844, 4841 & 4865 Cagle Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 101.57± acre tract located on the southeast side of Cornelia Highway at its intersection with Cagle Road | Zoned AR-1, Tax Parcels 09091 000001, 000002, & 000003 | **Proposed Use: 248-lot residential development |** Commission District 3 | **The Revive Land Group, 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:

- *Neville Allison, 3500 Lenox Road Suite 625, Atlanta*

Commissioner /Commissioner — approve tabling item 18 until the April 22, 2025 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

19 **3509 & 3595 Tanners Mill Circle; 3250, 3260, 3262, 3264 & 3334 Tanners Mill Road; 4824 & 4836 Weaver Road & 3585 Jones Lane | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a combined 497.93± acre tract located on the west side of Tanners Mill Road approximately 853 feet from its intersection with Weaver Road | Zoned AR-1, Tax Parcels 15029 000031, 000059, 15025 000004G, 000066, 000065, 000004I, & 000003A (pt.), 15029 000151, 000027A, & 000030 | **Proposed Use: Ministry and retreat center |** Commission District 1 | **Rochester | DCCM, applicant**

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

The following people addressed the Board:

Favor:

- Bradley Dunckel, 425 Oak Street, Gainesville
- Jeff Crocker, 410 Bradford Street, Gainesville

Opposition:

- Joe Bell, 4645 Sherman Allen Way, Gainesville

Mr. Propes addressed the Board regarding property tax exemptions and this property. He stated he received information today from the Tax Assessor's Office regarding property tax exemptions. OCGA 48-5-41 articulates what types of property may be exempt from ad valorem property taxes. Specifically, OCGA 48-5-41 (2.1)(A) and (B) (3).

(2.1) (A) All places of religious worship.

(B) All property owned by and operated exclusively as a church, an association or convention of churches, a convention mission agency, or as an integrated auxiliary of a church or convention or association of churches, when such entity is qualified as an exempt religious organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and such property is used in a manner consistent with such exemption under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

(3) All property owned by religious groups and used only for single-family residences when no income is derived from the property.

Commissioner Cooper/Commissioner Powell — approve with the nine (9) 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 December 20, 2024, and as described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. All proposed internal roads and driveways must meet all Hall County Traffic Engineering and Fire access requirements. However, internal roads are not required to meet criteria for public streets.*
- 3. All proposed and existing structures shall be subject to Hall County Fire Marshal and Building Inspection's standards.*
- 4. The proposed development shall maintain a 100 foot transitional perimeter buffer except where adjacent to public right-of way.*
- 5. Existing buildings within the 100 foot transitional buffer may be repaired, rebuilt, or expanded in accordance with setback requirements as specified in*

the provided narrative. These structures may be rebuilt or enlarged at their current location, provided all new construction is located at least ten feet further from the external boundaries of the development than it currently is located. No other buildings or amenities (other than trails) shall encroach into this 100 foot buffer.

- 6. No outdoor storage, loading or service areas shall be located within the 100 foot perimeter buffer.*
- 7. All construction within the development, including the expansion of existing structures, shall be limited to a total of 390,000 square feet and shall be restricted to: day-use facilities such as chapels and outreach centers, overnight accommodations, including staffing residences, pastoral retreats, cottages, lodges, designed to accommodate guests and ministry members, bunkhouses, bath houses, a single dining hall, and supporting amenities. The developer shall not exceed the number of units per use as outlined in the narrative, but may choose to construct fewer; in no case shall new facilities and expansion of existing structures exceed 390,000 square feet, excluding existing square footages as of January 1, 2025. Open air amenities such as trails, pavilions, and lawns shall not be included in this calculation.*
- 8. 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. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.*
- 9. All conditions of zoning shall be made a part of any plats or construction plans created for the development.*

County Administrator

Mr. Propes addressed the Board. He stated the following:

- Thanked Katie Crumley for her dedicated service to Hall County and its citizens for the last twelve years. He stated that her children and future grandchildren will benefit from her work here with Hall County. He wished her well on her future endeavors.*

Commission Time

Commissioner Kathy Cooper, District 1, thanked Ms. Crumley for her service and friendship. She wished her well.

Commissioner Billy Powell, District 2, thanked Ms. Crumley for all her work and acknowledged current members of Leadership Hall. The following members addressed the Board:

- *Bradford Lorenz (Hulsey, Oliver & Mahar)*

Commissioner Gregg Poole, District 3, thanked Ms. Crumley for her service and wished her well.

Commissioner Jeff Stowe, District 4, thanked Ms. Crumley for her service and wished her well.

Chairman David Gibbs thanked Ms. Crumley for her service and wished her well.

Adjourn

Commissioner Stowe/Commissioner Powell — adjourn at 7:42 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.