



HALL COUNTY BOARD OF COMMISSIONERS 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
Tuesday, April 08, 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 Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, and Assistant County Attorneys Justin Lawhon and Nathaniel Anderson

Approve Agenda

Commissioner Stowe/Commissioner Powell — approve with an amendment to add item 27 under Other Business - County Attorney regarding an objection to an annexation by the City of Flowery Branch — 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 John Allen Foster's retirement after 30 years of service to Hall County, Georgia.

Commissioner Cooper presented John Allen Foster with the Proclamation.

Commissioner Cooper/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 April 2025 as Safe Digging Month.

Commissioner Poole presented Public Works & Utilities staff members Bill King, Ralph Cavedo, Blair Reynolds, Lisa Westmorland, Jason Skarda, Mitch Buice and Allan Pittman with the Proclamation.

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.

- 5 Approve the Proclamation recognizing April 2025 as National County Government Month.

Commissioner Powell read the Proclamation.

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.

Consent Agenda

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.

- 6 Approve the April 7, 2025 Work Session minutes.
- 7 Approve the April 7, 2025 Executive Session minutes.
- 8 Approve the March 27, 2025 Voting Meeting minutes.
- 9 Approve the re-appointment of Commissioner Kathy Cooper as ex-officio to the Library Board to serve a term from July 1, 2025 to June 30, 2026. Commission Districts 1, 2, 3 & 4.
- 10 Approve the re-appointment of Taylor Ewing to the Library Board to serve a term from July 1, 2025 to June 30, 2028. Commission District 1.
- 11 Approve the re-appointment of Killian Edwards to the Library Board to serve a term from July 1, 2025 to June 30, 2026. Commission District 1.
- 12 Approve the appointment of Rhonda Ryals to the Library Board to serve a term from July 1, 2025 to June 30, 2028. Commission District 3.
- 13 Approve the re-appointment of Madison Gee to the Library Board to serve a term from July 1, 2025 to June 30, 2026. Commission District 4.
- 14 Approve the re-appointment of Mollie Stowe to the Library Board to serve a term from July 1, 2025 to June 30, 2027. Commission District 4.

- 15 Approve the re-appointment of Leslie Jarchow to the Library Board to serve a term from July 1, 2025 to June 30, 2028. Chairman's Appointment.
- 16 Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2025 Local Roads Assistance (LRA) Grant application and cover letter for 5.68 miles of road resurfacing on eleven (11) various County roads, in the estimated amount of \$2,743,121.98.
- 17 Approve the Agreement for Reservation of Sewerage Service between Hall County and NNP-Looper Lake, LLC for the sewerage capacity of 200 gallons per day for an additional 135 residential units within the Sterling on the Lake Community Subdivision. Commission District 1.
- 18 Approve the annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents.

Other Business - Sheriff's Office

Major Jason Smith, Sheriff's Office, addressed the Board.

- 19 Approve the single source purchase of one (1) TEK84 Intercept Whole Body Security Scanning System including training and three (3) years of additional warranty for the Hall County Jail to TEK84, Inc. of Poway, CA, in the amount of \$169,200.00.

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.

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

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

- 20 **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. Note: Tabled at the March 27, 2025 Voting Meeting until the April 8, 2025 Voting Meeting.

Mr. Anderson introduced the item.

Commissioner Powell/Commissioner Stowe — approve removing item 20 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.

Commissioner Powell/Commissioner Stowe — approve tabling item 20 until the May 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.

- 21 **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** Note: Tabled at the March 27, 2025 Voting Meeting until the April 8, 2025 Voting Meeting.

Mr. Anderson introduced the item.

Commissioner Powell/Commissioner Stowe — approve removing item 21 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 on March 27, 2025.

Commissioner Powell/Commissioner Stowe — approve with the twelve (12) 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 April 3, 2025, and as described in the project narrative dated November 25, 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. Access to the development shall be approved by Hall County Engineering. Any costs associated with these improvements shall be the responsibility of the developer.*
- 3. Building elevations shall substantially conform to the submitted renderings. Final review and approval of building elevations and materials is subject to the Director of Planning and Zoning or their designee.*
- 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 the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.*
- 5. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.*
- 6. Prior to the issuance of any building permits, a transitional buffer as defined in the Unified Development Code shall be installed and maintained along the perimeter of the development (both Phases 1 and 2 combined) as shown on the site plan.*
- 7. The car wash and self-storage uses, identified as special uses within the Gateway Corridor Overlay District, are approved as part of this development.*
- 8. The wall mural as proposed in the application documents is approved as part of the development. Final review and approval shall be subject to the Director of Planning and Zoning, or their designee.*
- 9. Prior to the issuance of any sign permits, the developer shall submit a master design package for all signage to be reviewed and approved by the Director of Planning and Zoning, or their designee.*
- 10. No parking spaces shall be designated immediately adjacent to the rights-of-*

way of McEver Road and/or Lights Ferry Road. The number of required parking spaces for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.

11. The hours of operation shall be as follows:
 - a. Car wash: 7:00 am to 9:00 pm
 - b. Convenience store, restaurant, and retail: 5:00 am to 11:00 pm
 - c. Self-storage facility: 5:00 am to 12:00 am
12. There shall be no trash pickup between the hours of 9:00 pm to 7:00 am.

Mustaq Moosa (105 Foe Creek Court, Roswell) addressed the Board and expressed his appreciation for Beth Garmon, Planning & Zoning staff and Engineering staff for their assistance in this application. Stated that they were a joy to work with and provided excellent guidance on this application.

- 22 **3219 Lake Drive | Rezone |** from Residential 1 (R-1) & Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision |** Commission District 3 | **A&R Engineering, Inc., applicant**

Mr. Anderson introduced items 22, 23 and 24, which were heard together. Ms. Garmon discussed the items.

Commissioner Poole/Commissioner Powell — approve tabling item 22 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.

- 23 **3219 Lake Drive | Special use to subdivide within Vacation Cottage (V-C) |** on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision |** Commission District 3 | **A&R Engineering, Inc., applicant**

Commissioner Poole/Commissioner Stowe — approve tabling item 23 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.

- 24 **3219 Lake Drive | Variance to Section 8.4 of Sidewalk Standards |** on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | Commission District 3 | **A&R Engineering, Inc., applicant**

Commissioner Poole/Commissioner Cooper — approve tabling item 24 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.

- 25 **5651 & 5659 Old Wilkie Road & 5602 Burke Lane | Special Use |** on a 4.55± acre assemblage located on the south side of Old Wilkie Road at its intersection with Burke Lane | Zoned V-C; Tax Parcels 10012 000057, 000056, & 000028 | **Proposed Use: 4-lot subdivision** | Commission District 2 | **Susan Verlander, applicant**

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

The following people addressed the Board:

Favor:

- *Susan Verlander, 6760 Hedge Row Lane, Gainesville*

Commissioner Powell/Commissioner Poole — approve with the seven (7) 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 February 5, 2025, and as described in the project narrative dated January 7, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property may be subdivided into a maximum of four (4) 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 existing shed on Tract 3 shall be demolished by January 4, 2026, as shown on the site plan dated February 5, 2025.
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, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
6. 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."
7. All proposed elevations must be submitted for approval by the Planning and Zoning Director or their designee.

26 **6060 Spout Springs Road | Rezone |** from Agricultural Residential 1 (AR-1) to Office and Institutional (O-I) on a 1.24± acre tract located on the southwest side of Spout Springs Road approximately 650 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000114 | **Proposed Use: Permitted uses in O-I | Commission District 1 | Yuba Sutter Properties, LLC c/o Todd W. Reed, applicant**

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

The following people addressed the Board:

Favor:

- *Todd Reed, 4365 Sugar Leaf Drive, Oakwood*

Commissioner Cooper/Commissioner Poole — approve with the five (5) 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 13, 2024, and as described in the project narrative dated January 6, 2025, 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 Hall County Engineering. Any costs associated with these improvements shall be the responsibility of the developer.*
- 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 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.*
- 5. All conditions of zoning shall be made part of any plats created for the property.*

Other Business - County Attorney

Mr. Lawhon addressed the Board.

- 27 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by the City of Flowery Branch of tax parcel number 15046 000001 owned by Joy Strickland Pearson, Trustee of the Dorothy P. Strickland Revocable Living Trust dated June 18, 2008 located on 4381 Hog Mountain Road, Flowery Branch and authorize the Board to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

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.

County Administrator

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

- *The next Board of Commissioners Meeting will be held on Tuesday, April 22, 2025 at 6:00 p.m.*

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Stowe/Commissioner Powell — adjourn at 6:33 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.