



## **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](http://www.hallcounty.org)  
Tuesday, April 22, 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, Deputy Commission Clerk Ana Dominguez, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon*

### **Approve Agenda**

*Commissioner Powell/Commissioner Stowe — approve — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — abstained*

*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 proclamation proclaiming April 13-19, 2025 as National Public Safety Telecommunicators Week.

*Commissioner Cooper presented E911 staff members Nick Shirley, Kyle Krich, Candice Crane, Jordan Smith and Julie Tilton with the Proclamation.*

*Commissioner Cooper/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 proclaiming April 13-19, 2025 as Animal Care and Control Appreciation Week.

*Commissioner Powell presented Animal Services Director Trey Garcia, Morgan Copeland, Heather Newton, Hannah Brock, Stephanie Maloch, Levi Hankins, Wade Buendia, Joshua Rouse, Jeese Clark, Kevin Buecker and Michael Baker 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 proclamation proclaiming May 4, 2025 as International Firefighters Day.

*Commissioner Stowe presented Chief Jerry Smith and Fire Rescue staff members Bradley Martin Michael Viera, Yakal Gonzalez, Chad Wheeler, Tim Drake, Israel Koshiol, Tom Nail, Kal Waldorf, Nash Henderson, Ty Satterfield, Luis Hernandez, Richard Thomas, Jason Korynoski, Adrian Hamilton and Josh Spear with the Proclamation.*

*Commissioner Cooper/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 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 21, 2025 Work Session minutes.
- 7 Approve the April 21, 2025 Executive Session minutes.
- 8 Approve the April 17, 2025 SPLOST Meeting Minutes.
- 9 Approve the April 8, 2025 Voting Meeting minutes.
- 10 Approve the award of RFQ/P #45-025 Whitehall Road Improvements at Healan's Head's Mill for Parks & Community Services to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$1,053,117.00.
- 11 Approve the application and award of the 2024 Emergency Management Performance Grant (EMPG) for the Hall County Emergency Management Agency in the amount of \$50,000.00 and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related award documents. An in-kind match of \$50,000.00 will be required.

- 12 Approve the application, award, and twelve (12) month Memorandum of Understanding with Evidence Based Associates, LLC and any further supplemental funding of the Criminal Justice Coordinating Council's (CJCC) FY 2026 Juvenile Justice Incentive Grant for Hall County Juvenile Court for \$525,905.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.
- 13 Approve the Employment Agreement for the Director of Development Services.
- 14 Approve the acceptance of a \$390,000.00 Guaranty Performance/Maintenance Agreement for private sewer lift station installation to Sherwood Square Subdivision. Commission District 1.
- 15 Approve the acceptance of a \$1,077,338.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Sherwood Square Subdivision. Commission District 1.

### **Other Business - Development Services**

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

- 16 Public Hearing on the Malt Beverage and Wine package license for Publix Super Markets, Inc. #2045 located at 3715 Wahoo Falls Trace, Gainesville, GA 30506. The Managing Agent is Jacqueline Brena and the Registered Agent is Nathan Culley. 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:*

- *Jacqueline Brena, 200 Park Avenue, Baldwin*

*Commissioner Powell/Commissioner Cooper — approve — Vote: 3 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Poole asked Captain Shaw about the new application process regarding septic tanks. Captain Shaw reported there are no issues as of yet.*

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

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

- 17 **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** Note: Tabled at the March 27, 2025 Voting Meeting until the April 22, 2025 Voting Meeting.

*Mr. Lawhon introduced the item.*

*Commissioner Stowe/Commissioner Powell — approve removing item 17 from the table — Vote: 3 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

*Ms. Garmon discussed the item. Public Hearing was previously closed at the March 27, 2025 Voting Meeting.*

*Commissioner Poole made a motion to table to the next Voting Meeting. The motion was not considered due to a lack of a second. Commissioner Poole retracted the motion.*

*Commissioner Poole made another motion to deny the application. The motion was not considered due to a lack of a second. Commissioner Poole retracted the motion.*

*Commissioner Cooper/Commissioner Powell — approve with the twenty (20) conditions listed below — Vote: 3 to 1*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — nay*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan dated March 20, 2025, and as described in the project narrative dated February 24, 2025 and supplemental narrative dated March 4, 2025, 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 207 detached single-family residences and 55 townhomes.*
  - 3. The minimum heated floor area (HFA) for the townhomes shall be 1,600 square feet and the homes shall not exceed a height of 35 feet.*
  - 4. The minimum lot size for the detached single-family homes shall be 8,000 square feet. The minimum heated floor area (HFA) for the single-family homes shall be 1,800 square feet and the homes shall not exceed a height of 35 feet.*
  - 5. All single-family homes and townhomes shall provide two car garages in addition to driveways that accommodate two parked cars. Driveways shall measure no less than 22 feet from back of sidewalk to the front of the garage door. All garages are permitted to be front loaded.*
  - 6. Amenities including walking trails, pocket parks, pool and cabana, and fire pit, shall be completed prior to the issuance of thirty percent (30%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.*
  - 7. 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.*
  - 8. Access to the development shall be approved by Hall County Engineering 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. Additionally, any Cagle Road improvements within the railroad right-of-way will require approval/permitting from the Railroad. Any costs associated with these improvements shall be the responsibility of the developer.*
  - 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 development shall be limited to a maximum of ten (10) model homes prior to approval and recording of the final plat, provided that the standards of section 7.9.5.C. of the Hall County Unified Development Code are met.*
  - 12. One sales office and one construction trailer shall be permitted, provided that the conditions of Section 7.9.4.B. & C. of the Hall County Unified Development Code are met.*
  - 13. 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."*

14. *No variances or development exceptions are granted as part of this request.*
15. *All conditions of zoning shall be made part of any plats created for the property.*
16. *All corner lots shall meet the minimum yard standards of Table 4.5.1. R-X Dimensional Standards.*
17. *The site shall be developed in accordance with the conceptual site plan dated March 4, 2025 and narrative dated February 24, 2025 and supplemental narrative dated March 4, 2025 submitted as part of this application. Minor changes as to location of units within the site and number of units by type can be approved by the Director of Planning and Zoning, or their designee, provided there is no increase in the number of units beyond its corresponding maximum.*
18. *There shall be a secondary ingress/egress installed once 120 units have been approved by preliminary plat per Hall County Fire Code.*
19. *A second fully functioning entrance and exit will be constructed per Hall County code once 150 lots are approved by preliminary plat.*
20. *On street parking shall be permitted as shown on the conceptual site plan dated March 20, 2025.*

- 18     **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** Note: Tabled at the April 8, 2025 Meeting until the April 22, 2025 Voting Meeting.

*Mr. Lawhon introduced items 18, 19 and 20, which were heard together.*

*Commissioner Poole/Commissioner Stowe — approve removing item 18 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 items. Mr. Lawhon conducted the Public Hearing.*

*The following people addressed the Board regarding items 18, 19 and 20:*

*Favor:*

- *Carla Walker, 340 Jesse Jewell Parkway, Suite 650, Gainesville*

*Commissioner Poole/Commissioner Cooper — approve with the ten (10)*

*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 14, 2025, and as described in the project narrative dated November 26, 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 eleven (11) single-family 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. Residences shall be a minimum of 1,800 heated square feet and include a two-car garage. Vinyl siding is prohibited.*
- 4. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.*
- 5. All lots shall be accessed only from the proposed new road within the development. No lot shall be accessed from Lake Drive or Lakeland Road.*
- 6. A stormwater management report prepared by a professional engineer shall be required.*
- 7. 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."*
- 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 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.*
- 9. All conditions of zoning shall be made part of any plats created for the property.*
- 10. Usage of the private dock is restricted to only residents of the proposed development.*

**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** Note: Tabled at the April 8, 2025 Meeting until the April 22, 2025 Voting Meeting.

*Items 18, 19 and 20 were heard together. See item 18 for public hearing details.*

*Commissioner Poole/Commissioner Stowe — approve removing item 19 from the table — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Poole/Commissioner Stowe — approve with the ten (10) 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 14, 2025, and as described in the project narrative dated November 26, 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 eleven (11) single-family 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. Residences shall be a minimum of 1,800 heated square feet and include a two-car garage. Vinyl siding is prohibited.*
- 4. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.*
- 5. All lots shall be accessed only from the proposed new road within the development. No lot shall be accessed from Lake Drive or Lakeland Road.*
- 6. A stormwater management report prepared by a professional engineer shall be required.*

7. *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."*
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 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.*
9. *All conditions of zoning shall be made part of any plats created for the property.*
10. *Usage of the private dock is restricted to only residents of the proposed development.*

20

**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** Note: Tabled at the April 8, 2025 Meeting until the April 22, 2025 Voting Meeting.

*Items 18, 19 and 20 were heard together. See item 18 for public hearing details.*

*Commissioner Poole/Commissioner Stowe — approve removing item 20 from the table — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Poole/Commissioner Stowe — approve with the ten (10) 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 14, 2025, and as described in the project narrative dated November 26, 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 eleven (11) single-family 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. Residences shall be a minimum of 1,800 heated square feet and include a two-car garage. Vinyl siding is prohibited.*
- 4. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.*
- 5. All lots shall be accessed only from the proposed new road within the development. No lot shall be accessed from Lake Drive or Lakeland Road.*
- 6. A stormwater management report prepared by a professional engineer shall be required.*
- 7. 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."*
- 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 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.*
- 9. All conditions of zoning shall be made part of any plats created for the property.*
- 10. Usage of the private dock is restricted to only residents of the proposed development.*

21     **3038 Gateway Centre Parkway | Special Use |** on a 1.545± acre tract located on the south side of Gateway Centre Parkway approximately 830 feet from its intersection with White Sulphur Road | Zoned I-2; Tax Parcel 15020A000035 | **Proposed Use: Outdoor storage** | Commission District 3 | **Reynolds-Hemmer Properties, 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:*

- *Lee Hemmer, 3945 Reynolds Road, Gainesville*

*Commissioner Poole/Commissioner Powell — approve with the eight (8) 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 January 16, 2025, and the project narrative dated January 17, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The use shall be limited to trailer storage for a single lease tenant; any use as a commercial parking lot or intermodal facility shall be prohibited. No material or containers shall be allowed storage on the premises if not stored in an enclosed trailer or on a flatbed trailer.*
- 3. All fencing along the entire length of Gateway Centre Parkway shall be 8 feet in height, opaque fencing of either PVC or wood and include a 10 foot planted landscape buffer. Fencing color and buffer requirements shall be approved by the Director of Planning and Zoning, or their designee prior to the land disturbance permitting process. All other fencing shall be 8 foot tall black, vinyl-coated chain-link fence unless otherwise noted on the submitted site plan dated January 16, 2025.*
- 4. A 25 foot wide undisturbed buffer adjacent to the right-of-way of Cornelia Highway shall be maintained. The existing mature landscaping 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 and approval of the landscape plan is subject to the Director of Planning and Zoning or their designee.*
- 5. 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.*
- 6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 7. The site plan shall be approved as presented with gravel parking and a reduction in the left side yard buffer to 5 feet as presented on the site plan dated January 16, 2025.*
- 8. In the event that an access road is constructed by the Georgia Department of Transportation (GDOT) and the property is visible from the new access*

*road, the applicant shall install a fence along the back of the property facing the new access road.*

- 22     **2695 & 2661 White Sulphur Road | Amend Conditions of Zoning |** on a combined 6.0± acre tract located on the northwest side of White Sulphur Road at its intersection with Navajo Circle | Zoned PID; Tax Parcels 09113 000073 & 000074 | **Proposed Use: Outdoor storage** | Commission District 3 | **Robert (Bo) Schill, 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 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. Development is approved as generally shown on the concept plan dated December 20, 2024, and 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 City of Gainesville. The developer shall be responsible for all costs associated with improvements necessary for access to the development.*
- 3. A 10 foot front landscape strip shall be installed along the property line abutting White Sulphur Road subject to final review and approval by the Director of Planning and Zoning or their designee.*
- 4. All outdoor storage shall be screened from view from White Sulphur Road. The front and sides of the property shall be screened with 8' opaque fencing of either wood or PVC. The rear shall be screened with an opaque fence to match the existing fencing along parcel number 15020A000030. Screening is subject to final review and approval by the Director of Planning and Zoning or their designee.*
- 5. 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.*

6. *Business licenses shall not be approved for the property until the site is in compliance with county permitting requirements*
7. *Plans for any further improvement or development of the property shall be submitted for review and appropriate permits obtained prior to construction.*
8. *No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Official 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.*
9. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

23

**5684 & 5702 Bethel Road | Rezone** | from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision** | Commission District 3 | **Janet Truelove, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Janet Truelove, 5702 Bethel Road, Clermont*

*Opposition:*

- *Melissa Lykins, 5731 Avalon Commons Way, Clermont*

*Commissioner Poole/Commissioner Stpwe — 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 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. 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.*
- 3. All conditions of zoning shall be made part of any plats created for the property.*
- 4. The future subdivision of the subject property shall comply with the Hall County UDC, with no more than one residence per lot and accessory structures included on a lot with a primary residence. All setbacks must be met in any future configuration.*
- 5. The deeds of the created lots will include a restriction to prohibit manufactured homes.*
- 6. The heated floor area of all residences will be a minimum of 2,500 square feet.*
- 7. There shall be a 40 foot rear yard setback applied to all properties that adjoin the Avalon Hills community.*

*Ms. Truelove addressed the Board to discuss the previous motion regrading condition 6. Joyce Truelove (of Hartwell, GA) also addressed the Board and inquired if the application could be withdrawn.*

*Commissioner Poole/Commissioner Stowe — reconsider previous motion —  
Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Poole/Commissioner Stowe — approve withdrawal of item 23 —  
Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

24     **4436 Thompson Bridge Road | Rezone** | from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract located on the north side of Thompson Bridge Road approximately 490 feet from its intersection with Seminole Drive | Zoned R-1 & V-C; Tax Parcel 11060 000069 | **Proposed Use: Non-profit residential development** | Commission District 3 | **Abigail Burle, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Abigail Burle, 3327 Partridge Lane, Gainesville*

*Commissioner Poole/Commissioner Powell — 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 general accordance with the site plan dated January 16, 2025, and as described in the project narrative dated January 17, 2025, and other application documents. Any discrepancies in the submitted application or proposed uses that do not conform to the Hall County Unified Development Code shall be reviewed and interpreted at the discretion of the Director of Planning and Zoning, or their designee.*
- 2. Access to the development shall be approved by the Georgia Department of Transportation (GDOT). Any costs associated with these improvements shall be the responsibility of the developer.*
- 3. Final review and approval of building elevations shall be subject to the Director of Planning and Zoning or their designee.*
- 4. The development shall be compliant with the regulations of the Hall County Fire Marshal, Environmental Health, and Engineering.*
- 5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

25     **5031 Union Church Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 61.67± acre tract located on the east side of Union Church Road at its intersection with Old Mulberry Road | Zoned AR-1; Tax Parcel 15038 000029 | **Proposed Use: 123-lot subdivision** | Commission District 1 | **Crawford Creek Communities c/o Dean Conn, 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*

*Opposition:*

- Korey Anderson, 5179 Stately Oaks Drive, Flowery Branch*

*Commissioner Cooper/Commissioner Powell — approve with the fifteen (15) conditions listed below — Vote: 3 to 1*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — nay*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan dated January 16, 2025, and as described in the project narrative dated January 16, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. Corner lot setbacks shall be 25 feet on both frontages.*
- 2. The development shall be limited to 123 detached single-family residences.*
- 3. The minimum heated floor area (HFA) of each residence shall be 1,800 square feet.*
- 4. All single-family homes shall provide two car garages in addition to driveways that accommodate two parked cars. Driveways shall measure no less than 22 feet from back of right-of-way to the front of the garage door.*
- 5. The amenity area shall include a clubhouse, swimming pool, two pickleball courts, dog park, and a mail kiosk with adjacent parking as depicted on the proposed site plan dated January 16, 2025. Amenities shall be completed prior to the issuance of fifty percent (50%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.*
- 6. 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.*
- 7. The completed covenants for the subdivision and the documents establishing the property owners association shall be submitted for review. These documents shall include a provision that would assure 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.*
- 8. All traffic engineering standards shall be met, and associated costs shall be the sole responsibility of the developer.*
  - 9. Access to the development shall be approved by Hall County Engineering 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 the improvements shall be the responsibility of the developer.*
  - 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 development shall be limited to a maximum of ten (10) model homes prior to approval and recording of the final plat, provided that the standards of section 7.9.5.C. of the Hall County Unified Development Code are met.*
  - 12. One sales office and one construction trailer shall be permitted, provided that the conditions of Section 7.9.4.B. & C. of the Hall County Unified Development Code are met.*
  - 13. 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."*
  - 14. 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. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.*
  - 15. All conditions of zoning shall be made part of any plats created for the property.*

### **County Administrator**

*Mr. Propes addressed the Board and recognized Hall County's 1,800 employees for their dedication to Hall County.*

### **Commission Time**

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

- *Palmer Loggins (Industrial Properties Group)*

*Commissioner Gregg Poole, District 3, discussed high density subdivisions. He mentioned that Forsyth County recently issued a moratorium on high density subdivisions. He stated that there should be a moratorium until this is under control and that he does not want this in his district. He mentioned that it is frustrating for people outside of his district to tell him that he can have it in his district. But they do not care about what the district's people want.*

## **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 7:13 p.m. — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*