



## **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)  
Thursday, May 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, 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 Billy Powell

### **Public Comments**

*There were no comments from the public.*

**Proclamation/s**

*Ms. Rivera addressed the Board and introduced the proclamations.*

- 3 Approve the proclamation recognizing May 2025 as Mental Health Awareness Month.

*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 recognizing Wednesday, May 21, 2025 as Carole Ann Daniel Day.

*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 recognizing Terry James Sirard's retirement after 36 years of service to Hall County, Georgia.

*Commissioner Poole presented Terry James Sirard with the Proclamation.*

*Commissioner Poole/Commissioner Cooper — 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 proclamation proclaiming May 11-17, 2025 as National Police Week.

*Commissioner Stowe presented Jason Murray (Marshals Office), David Jones (Marshals Office), Barry Shaw (Marshals Office), Trenton Evans (Sheriff's Office), Giovanni Santamaria (Sheriff's Office), Anthony Shows (Sheriff's Office), Delfino Mendoza (Sheriff's Office), Eric Shore (Sheriff's Office), Nick Adams (Sheriff's Office), Joey Walker (Sheriff's Office), Sean Bradburn (Sheriff's Office), Wade Buendia (Animal Control), Michael Baker (Animal Control), Joshua Rosue (Animal Control), Levi Hankins (Animal Control) and Kevin Buecker (Animal Control) with the Proclamation.*

*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.*

- 7 Approve the proclamation to recognize and commend the outstanding work and collaborative achievements of Hall County Parks and Leisure in support of parks and greenspace management, and further affirm Hall County's award for the ACCG 2025 Georgia County Excellence Awards as a model of excellence in local governance.

*Commissioner Powell presented Parks & Community Services Director Brent Holloway, John Lynch, Mark Nations, Christine Cave, Slate Nations and Holly Mims with the Proclamation.*

*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.*

*Mr. Propes addressed the Board and provided remarks. Propes thanked the Board and Parks & Community Services Director Brent Holloway for their leadership and service. He also thanked the Corps of Engineers for their partnership.*

*Following his statement, a WIN video was shown highlighting the USACE Parks Agreement for Duckett Mill, Old Federal and Duckett Mill.*

*Propes also stated that it was estimated that the three co-managed parks would generate just over \$860,000.00. In less than a year of taking over the day-to-day operations, these parks generated approximately \$1.02 million in the first fiscal year of operations with these funds staying local.*

### **Consent Agenda**

*Commissioner Cooper/Commissioner Powell — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 8 Approve the May 5, 2025 Work Session minutes.
- 9 Approve the May 5, 2025 Executive Session minutes.
- 10 Approve the April 22, 2025 Voting Meeting minutes.

- 11 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Gainesville of Tax Parcel Number 15033B000005 consisting of approximately 13.36 acres located at 1376 East Ridge Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.
- 12 Approve the annual contract renewal for RFQ/P #43-011 Demand Services On-Call Contract for Abatement of Nuisance Properties and Demolition of County Owned Properties for Public Works & Utilities to Eagle Demolition & Environmental, Inc. of Carrollton, GA, Southern Demolition and Environmental, LLC of Atlanta, GA, SACAL Environmental & Management Company of Macon, GA and EnviroMasters, Inc. of Carrollton, GA. The estimated annual cost to exceed \$50,000.00.
- 13 Approve the Change Order #8 of RFP #31-014 Design Services for Spout Springs Road Widening Phase 2 to STV Incorporated of Duluth, GA to update to all environmental documents and traffic studies, in the amount of \$1,753,690.12.
- 14 Approve the release of a \$187,250.00 Guaranty Performance/Maintenance Agreement and acceptance of streets into Hall County Maintenance in Mount Vernon Manor Subdivision. Commission District 3.

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

*Chairman Gibbs advised that items 21, 22 and 23 would be heard first.*

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

- 21 **6495 Spout Springs Road | Rezone |** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant**

*Mr. Lawhon introduced items 21 and 22, which were heard together. Ms. Garmon discussed the items.*

*Commissioner Cooper/Commissioner Stowe — approve tabling items 21 and 22 until the July 10, 2025 Voting Meeting — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

*The following people addressed the Board regarding both items 21 and 22:*

- *John Moore, 1328 Fairway Drive, Elberton*

*Commissioners Poole and Stowe questioned if they voted on the previous motion, which was indeed voted upon and passed. To be clear, Commissioner Cooper offered another motion for clarity which follows:*

*Commissioner Cooper/Commissioner Stowe — approve tabling items 21 and 22 until the July 10, 2025 Voting Meeting — Vote: 3 to 1*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — nay*

*Commissioner Stowe — aye*

*Motion passed.*

- 22     **6495 Spout Springs Road | Special Use** | fuel sales in Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Fuel sales** | Commission District 1 | **LJA Engineering, applicant**

*Items 21 and 22 were heard together. See item 21 for more details.*

- 23     **6700 & 6702 Yellow Creek Road | Rezone** | from Vacation Cottage (V-C) to Planned Commercial Development (PCD) | on a combined 47.14± acre tract located on the west side of Yellow Creek Road at its intersection with Barkers Bend Drive | Zoned V-C; Tax Parcel 11135 000001 & 000001E | **Proposed Use: Campground and event facility** | Commission District 2 | **Koons Environmental Design, Inc. c/o Josh Koons, applicant**

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

*The following people addressed the Board:*

*Opposition:*

- *Greg Rutledge, 7724 Barkers Bend Drive, Murrayville*

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

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

*Mr. Lawhon introduced the item.*

*Commissioner Poole/Commissioner Powell — approve removing item 15 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 item.*

*Commissioner Poole/Commissioner Powell — approve tabling item 15 until the June 12, 2025 Voting Meeting — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 16     **5349 Browns Bridge Road | Special Use |** for vehicle repair within the Gateway Corridor Overlay District (GCOD) | on 0.60± acre tract located on the southeast side of Browns Bridge Road approximately 170 feet from its intersection with Sherri Drive | Zoned H-B (GCOD); Tax Parcel 08080 002058 | **Proposed Use: Vehicle repair, major |** Commission District 2 | **Luis Hermosillo, applicant**

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

*Commissioner Powell/Commissioner Stowe — approve withdrawal of item 16 — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*



- 17     **5691 Woodlin Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 17.58± acre tract located on the west side of Woodlin Road approximately 806 feet from its intersection with County Line Road | Zoned AR-1; Tax Parcel 15006B000023 | **Proposed Use: Second dwelling** | Commission District 3 | **Michael Rouse, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Michael Rouse, 5691 Woodlin Road, Lula*

*Commissioner Poole/Commissioner Stowe — approve with the two (2) 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. All conditions of zoning shall be made part of any plats created for the property.*

- 18     **6042 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.70± acre tract located on the west side of Spout Springs Road approximately 1,083 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000026 | **Proposed Use: Second dwelling** | Commission District 1 | **Bradley Cox, 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 Cox, 6042 Spout Springs Road, Flowery Branch*

*Commissioner Cooper/Commissioner Powell — approve with the two (2) 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. All conditions of zoning shall be made part of any plats created for the property.*

- 19     **3800 Athens Highway | Rezone |** from Planned Commercial Development (PCD) and Planned Commercial Farm District (PCFD) to Planned Industrial Development (PID) | on a 99.24 ± acre tract located on the west side of Athens Highway approximately 1,300 ft from its intersection with Blackstock Road | Zoned PCD (GCOD) and PCFD; Tax Parcel 15013 000003 | **Proposed Use: Industrial uses** | Commission District 3 | **Hughes Commercial Real Estate, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Cooper Flood, 8215 Roswell Road, Atlanta*

*Opposition:*

- *Tyler Crawford, 6541 Henry Smith Road, Murrayville*

*Commissioner Poole/Commissioner Stowe — approve with the eleven (11) 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 March 6, 2025, and the project narrative dated March 12, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.*
- 3. All construction within the development shall be limited to a total of 499,000 square feet.*
- 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 as part of any plats or construction plans created for the property.*
- 6. A variance to section 6.2.5.C.2.e — Parking Lot Design Standards, as outlined in the submitted narrative, is granted with the following modification: A 20 foot landscape strip, including 3 foot berms, shall be established along the property line abutting Athens Highway. The planting plan shall require a mixture of evergreen and deciduous trees and shrubs. Final review and approval of the landscape plan shall be subject to the Director of Planning and Zoning, or their designee.*
- 7. A variance is granted to allow for gravel storage per the submitted site plan dated March 6, 2025. All outdoor storage shall be screened per GCOD standard. Outdoor storage shall be defined by those items listed in section 7.6.6.A 1 through 6 in the Hall County Unified Development Code.*
- 8. No building shall exceed 40 feet in height.*
- 9. The front and side elevations of buildings which are oriented parallel to Athens Highway shall meet GCOD standards. Rear elevations, where loading docks are located, may feature metal siding if the elevation is not visible from Athens Highway. Elevations, colors, and materials shall be subject to the final review and approval of the Director of Planning and Zoning, or their designee.*
- 10. The following statement regarding the potential impacts of agricultural*

*operations in the area shall be made as 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."*

11. *The front and partial sides of buildings 1 and 2 facing Athens Highway shall meet GCOD standards. The front and side of building 3 (proposed 75,000 square foot office/warehouse) which faces the internal street and is perpendicular to Athens Highway shall meet GCOD standards. The front elevations of buildings 4, 5, 6, and 7 facing Athens Highway shall meet GCOD standards. Elevations, colors, and materials shall be subject to the final review and approval of the Director of Planning and Zoning, or their designee (see Commission Clerk for map depicting buildings).*

20     **0 & 3566 Athens Highway | Rezone |** from Agricultural Residential 1 (AR-1) and Suburban Shopping (S-S) to Planned Industrial Development (PID) | on a combined 38.52± acre tract located on the southwest side of Athens Highway at its intersection with Mangum Road | Zoned AR-1 & S-S (GCOD); Tax Parcels 15014 000167 & 000233 | **Proposed Use: Industrial uses** | Commission District 3 | **Simpson Trucking and Grading, Inc., 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*
- *Ana Pacheco, 3615 A L Mangum Road, Talmo*

*Opposition:*

- *Tyler Crawford, 6541 Henry Smith Road, Murrayville*

*Commissioner Poole/Commissioner Stowe — approve with the eleven (11) 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 April 3, 2025, and as described in the project narrative dated February 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. 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.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property
5. A 50 foot buffer shall be maintained except designated otherwise as shown on the submitted site plan dated April 3, 2025.
6. A variance to section 6.2.5.C.2.e — Parking Lot Design Standards, as outlined in the submitted narrative, is granted with the following modification: A 30 foot sloped landscape buffer with vegetative screening shall be established along the property line abutting Athens Highway. The planting plan shall require a mixture of evergreen and deciduous trees and shrubs. Final review and approval of the landscape plan shall be subject to the Director of Planning and Zoning, or their designee.
7. Section 6.2.5.B.6 — Additional Landscape and Screening Standards shall be met per the Hall County Unified Development Code.
8. A variance is granted to allow for gravel parking/equipment storage areas per the submitted site plan dated April 3, 2025. All outdoor storage shall be screened per GCOD standards. Outdoor storage shall be defined by those items listed in section 7.6.6.A 1 through 6 in the Hall County Unified Development Code.
9. A variance for parking requirements is granted with the maximum number of parking spaces not to exceed 200.
10. A variance is granted to allow metal siding and roof on the 40,000 square foot building located at the rear of the property as well as on the rear elevation on the 45,000 square foot building located at the front of the property shown on the submitted concept plan dated April 3, 2025. Elevations, colors, and materials shall be subject to the final review and approval of the Director of Planning and Zoning, or their designee.
11. No building shall exceed 40 feet in height.

21 ~~6495 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant**~~

- This item was moved and heard following the consent agenda by Chairman  
- Gibbs.

22 ~~6495 Spout Springs Road | Special Use | fuel sales in Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | Proposed Use: Fuel sales | Commission District 1 | LJA Engineering, applicant~~

- *This item was moved and heard following the consent agenda by Chairman Gibbs.*

23 ~~6700 & 6702 Yellow Creek Road | Rezone | from Vacation Cottage (V-C) to Planned Commercial Development (PCD) | on a combined 47.14± acre tract located on the west side of Yellow Creek Road at its intersection with Barkers Bend Drive | Zoned V-C; Tax Parcel 11135 000001 & 000001E | Proposed Use: Campground and event facility | Commission District 2 | Koons Environmental Design, Inc. c/o Josh Koons, applicant~~

- *This item was moved and heard following the consent agenda by Chairman Gibbs.*

### **County Administrator**

*Mr. Propes did not have any items to report.*

### **Commission Time**

*Commissioner Jeff Stowe, District 4, offered condolences to the family of East Hall High School teacher Victor Vega who passed away in a traffic accident this week.*

### **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 7:28 p.m. — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*