



**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, October 07, 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, Interim County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson*

**Approve Agenda**

*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.*

**Invocation**

1 Commissioner Gregg Poole

**Pledge**

2 Commissioner Jeff Stowe

**Public Comments**

*There were no comments from the public.*

### **Proclamation/s**

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

- 3 Approve the proclamation recognizing Stephen John Wilbanks' retirement after 20 years of service to Hall County, Georgia.

*Commissioner Powell presented Stephen John Wilbanks 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.*

### **Consent 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.*

- 4 Approve the October 6, 2025 Work Session minutes.
- 5 Approve the October 6, 2025 Executive Session minutes.
- 6 Approve the September 25, 2025 Voting Meeting minutes.
- 7 Approve the appointment of Jorge Gomez to the Chestatee-Chattahoochee Resource Conservation and Development Council (RC&D) to serve an unexpired to December 31, 2025. Commission Districts 1, 2, 3, and 4.

- 8 Approval and authorization for the Chairman to execute a resolution consenting to the deannexation from the City of Gainesville of approximately 0.155 acres of real property located at 0 Old Oakwood Road, Oakwood, Georgia, subject to review and approval by the County Attorney.
- 9 Approve the award of RFQ/P #46-019 911 Public Safety Technology Consultant for Emergency Management to TSG Public Safety Advisors, LLC of Tallahassee, FL, in the amount of \$140,000.00.
- 10 Approve the grant application for the 2028-2033 Hall County Hazard Mitigation Plan to the Georgia Emergency Management and Homeland Security Agency in the amount of \$73,788.00, 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 \$16,380.00 is required.
- 11 Approve the ratification of the declaration of surplus vehicles and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable, subject to review and approval by the County Attorney.
- 12 Approve the award of IFB #020-46 Furnish and Install One (1) Replacement Generator at Fire Station #11 to LSI Electrical Services, Inc. of Gainesville, GA, in the amount of \$79,561.50.
- 13 Approve the annual renewal of the retiree medicare advantage plan with Aetna Medicare of Atlanta, GA; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost of this renewal is \$518,275.00.
- 14 Approve the service level agreement for GIS Managed Services for Planning & Zoning to ROK Technologies, LLC of Mount Pleasant, CA, in the amount of \$104,754.00.
- 15 Approval and authorization for the Chairman to execute a Utility Relocation Agreement between Hall County and Georgia Power Company regarding the relocation of utility poles for the White Sulphur Road Phase II Realignment Project, subject to review and approval by the County Attorney. The estimated cost is \$744,227.00.
- 16 Approval and authorization for the Chairman to execute Amendment #1 to IFB# 062-43 Construction of a Roundabout at the McEver Road and Lights Ferry Road Intersection for Public Works & Utilities to allow for a quantity-based payment method, adding a substantial and final completion date to the contract, subject to review and approval by the County Attorney. The revised estimated total cost is \$3,201,999.25.
- 17 Approve the ratification of the application and award for the 2026 Georgia Highway Enforcement of Aggressive Traffic (HEAT) Grant for the Sheriff's Office to provide funding for enforcement hours, operating, and travel expenses in the amount of \$127,504.80, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. An in-kind match of \$85,003.20 is required.
- 18 Approve the lease agreement for one hundred sixty-five (165) Getac B360 G3 laptops and forty five (45) docks for the Sheriff's Office to PCN Strategies, Inc. of Washington, DC, in the amount of \$744,170.00.

- 19 Approval and authorization for the Chairman to execute Amendment #1 to RFQ/P# 46-009 Inmate Telephone System & Services for the Hall County Jail to Inmate Calling Solutions, LLC (dba ICSolutions) of San Antonio, TX.
- 20 Approve the 2022, 2023 and 2024 personal property refund in the amount of \$3,687.89 for overpayment of Hall County taxes regarding account #336293 to Valentin Pashnyak.
- 21 Approve the 2024 real property refund in the amount of \$3,455.59 for overpayment of Hall County taxes regarding Tax Parcel #08100 001097 in the name of Park Walk Homeowners Association Inc.

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

*Kristie Turner, Director of Development Services, addressed the Board.*

- 22 Public Hearing on the Malt Beverage and Wine Package License for Lakeview Food Mart located at 5974 Jim Crow Road, Flowery Branch, GA 30542. The business owner is AK Ecom Star, LLC. The Managing and Registered Agent is Anila Khan. Commission District 2.

*Mr. Anderson introduced the item. Ms. Turner discussed the item. Mr. Anderson conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Anila Khan, 5974 Jim Crow Road, Flowery Branch*

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

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

*Katie Greenway, Planning & Zoning Administrator, addressed the Board.*

- 23 **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park |** Commission District 1 | **K2P Land Partners, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the October 7, 2025 Voting Meeting.

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

*Commissioner Powell/Commissioner Stowe — approve removing items 23 and 24 from the table — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Mr. Anderson conducted the Public Hearing.*

*The following people addressed the Board regarding both items 23 and 24:*

*Favor:*

- *Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville*
- *Mike Phelps, 5726 Kennedy Road, Suwanee*

*Opposition:*

- *Jill Cooper, 5125 Old Winder Highway, Braselton*
- *Phil Davis, 5429 Pleasant Hill Lane, Braselton*
- *Donna Guyton, 5416 Old Winder Highway, Braselton*
- *Al Shacklett, 5547 Ridgemoor Drive, Braselton*
- *Ricki Hagen, 6455 Wildwood Trail, Flowery Branch*
- *Helen Palmer-Davis, 5429 Pleasant Hill Lane, Braselton*

- 24     **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the October 7, 2025 Voting Meeting.

*Items 23 and 24 were heard together. See item 23 for public hearing details.*

*A motion was made regarding item 24:*

*Commissioner Cooper/Commissioner Powell — approve with the twenty-one (21) conditions listed below — Vote: 3 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — abstained*

Commissioner Stowe — aye

Motion passed.

*Conditions:*

- 1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.*
- 3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.*
- 4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.*
- 5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.*
- 6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks 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.*
- 7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.*
- 8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.*
- 9. 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.*
- 10. 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 these*

- improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.*
- 11. 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.*
  - 12. 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.*
  - 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. The following statement regarding the potential impacts of industrial 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 the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
  - 15. The following statement regarding the potential impacts of the nearby motor raceway 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 the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
  - 16. 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.*
  - 17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
  - 18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel # 15038 000010 at the developer's expense.*
  - 19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.*
  - 20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.*

21. *To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.*

*Following item 24 and during discussion of item 23, a motion was made to amend conditions on item 24 as follows:*

*Commissioner Cooper/Commissioner Powell — add an additional condition to item 24 as follows: The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.— Vote: 3 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

*The following motion was made regarding item 23:*

*Commissioner Cooper/Commissioner Powell — approve with the twenty-two (22) conditions listed below — Vote: 3 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.*
- 3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.*
- 4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.*
- 5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.*



6. *Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks 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.*
7. *Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.*
8. *Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.*
9. *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.*
10. *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 these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.*
11. *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.*
12. *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.*
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. *The following statement regarding the potential impacts of industrial 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 the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
15. *The following statement regarding the potential impacts of the nearby motor raceway 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 the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
  16. *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.*
  17. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
  18. *Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel # 15038 000010 at the developer's expense.*
  19. *There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.*
  20. *An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.*
  21. *To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.*
  22. *The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.*

25      **1119 & 1137 West Ridge Road | Rezone** | from Residential 1 (R-1) & Light Industrial (I-1) to Light Industrial (I-1) | on an combined 4.73± acre assemblage located on the southeast side of West Ridge Road at its intersection with Stallworth Street | Zoned R-1 & I-1; Tax Parcels 00054 001040B (pt) & 001040 (pt) | **Proposed Use: Indoor/outdoor storage and warehousing** | Commission District 4 | **Valiant Services c/o David Elder, applicant**

*Mr. Anderson introduced the item. Ms. Greenway discussed the item. Mr. Anderson conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *David Elder, 123 Bear Creek Lane, Bogart*

*Commissioner Stowe/Commissioner Powell — approve with the six (6) 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 and narrative dated September 12, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any state regulations or other agencies or reviewing departments including Hall County Engineering for driveway placement and compliance.*
- 3. All conditions of zoning shall be made as part of any plats or construction plans created for the property.*
- 4. In Phase 1, the outdoor storage area shall be screened by a planted landscape strip located parallel to West Ridge Road. The two end caps of the proposed buildings facing West Ridge Drive shall feature brick or stone facades. Final review and approval shall be subject to the Director of Planning and Zoning, or their designee.*
- 5. In Phase 2, all end caps of the proposed buildings facing West Ridge Drive shall have brick or stone facades, including the building to be located where outdoor storage is designated in Phase 1.*
- 6. There shall be no storage of junk vehicles.*

26     **2196 Centennial Drive | Special Use |** on a 4.19± acre parcel located on north side of Centennial Drive approximately 1,195 feet from its intersection with Centennial Circle | Zoned I-1; Tax Parcel 08013 003033 | **Proposed Use: Outdoor recreation |** Commission District 4 | **Vital Foods, LLC (Juan Carlos Lomas) c/o Gaskins + LeCraw, applicant**

*Mr. Anderson introduced items 26 and 27, which were heard together. Ms. Greenway discussed the items. Mr. Anderson conducted the Public Hearing.*

*The following people addressed the Board regarding both items 26 and 27:*

*Favor:*

- Brian Jones, 108 Ozark Trail, Canton*
- Dani Blumenthal, 1266 Powder Springs Road, Marietta*
- Jodi White, 5166 Whitehall Road, Lula*

*Commissioner Stowe/Commissioner Poole — approve with the six (6) 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 June 18, 2025, and as described in the project narrative dated July 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.*
- 3. All conditions of zoning shall be made part of any plats created for the property.*
- 4. There shall be signage installed on Centennial Drive stating no parking on either side of entrance.*
- 5. There shall be a net installed at the end of the soccer field before the parking lot.*
- 6. There shall be signage installed indicating no drugs or alcohol allowed on the property.*

27      **2196 Centennial Drive | Appeal a Planning Commission Decision |** for a Variance to Table 8.1.1 Required parking | on a 4.19± acre parcel located on north side of Centennial Drive approximately 1,195 feet from its intersection with Centennial Circle | Zoned I-1; Tax Parcel 08013 003033 | **Proposed Use: Outdoor recreation** | Commission District 4 | **Vital Foods, LLC (Juan Carlos Lomas) c/o Gaskins + LeCraw, applicant**

*Items 26 and 27 were heard together. See item 26 for public hearing details.*

*Commissioner Stowe/Commissioner Poole — approve appeal with the six (6) 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 June 18, 2025, and as described in the project narrative dated July 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.*
- 3. All conditions of zoning shall be made part of any plats created for the property.*
- 4. There shall be signage installed on Centennial Drive stating no parking on either side of entrance.*
- 5. There shall be a net installed at the end of the soccer field before the parking lot.*
- 6. There shall be signage installed indicating no drugs or alcohol allowed on the property.*

## **Other Business**

*Mr. Lawhon addressed the Board.*

28 Discussion regarding the Hall County Planning Commission.

*Mr. Lawhon discussed a proposed resolution for the imposition of a temporary suspension of the Hall County Planning Commission pending the outcome of an investigation of the conduct of its members in relation to Georgia's Open Meetings Act.*

*Commissioner Poole/Commissioner Stowe — approve independent investigation and resolution — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

### **County Administrator**

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

### **Commission Time**

*The Commissioners did not have any items to report.*

### **Adjourn**

*Chairman Gibbs/Commissioner Poole — adjourn at 7:45 p.m. — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*