



HALL COUNTY BOARD OF COMMISSIONERS VOTING MEETING MINUTES

**Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504**

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, January 22, 2026 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

Chairman David Gibbs, Vice-Chairman Kathy Cooper and Commissioners Billy Powell, Gregg Poole and Jeff Stowe

Also present were County Administrator Zach Propes, Assistant County Administrators Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Approve Agenda

Commissioner Poole/Commissioner Stowe — approve with an amendment to move item 19 to follow consent agenda — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

Commissioner Poole took a moment to recognize the passing of Ms. Sylvia Akers.

Public Comments

There were no comments from the public.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 3 Approve the January 20, 2026 Work Session minutes.
- 4 Approve the January 20, 2026 Executive Session minutes.
- 5 Approve the January 8, 2026 Voting Meeting minutes.
- 6 Approve the 2026 Qualifying Fees Resolution for the upcoming election cycle.
- 7 Approval and authorization for the Chairman to execute a resolution donating 333 square feet of real property located at 1280 Athens Street Southeast, Gainesville, GA 30501 (Tax Parcel # 01140 000011) to the City of Gainesville for a permanent stormwater easement related to the Athens Street Pedestrian Corridor Improvement project; authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 8 Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.048 acres of real property located at 5608 Azelia Drive, Gainesville, GA 30506 by Joshua Robert Nelson for right-of-way related to the paving of Azelia Drive; authorization the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.
- 9 Approve the purchase of one hundred ten (110) Motorola APX 6000 Radios for the Sheriff's Office to the State of Georgia Department of Administrative Services of Atlanta, GA and establish a capital projects budget in the amount of \$132,000.00.
- 10 Approve the purchase of ten (10) new 2025 Ford Explorer Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$442,980.00.

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

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

19 **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**

Mr. Anderson introduced the item. Ms. Ahmed discussed the item.

Commissioner Poole/Commissioner Stowe — approve tabling item 19 until the February 12, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

11 **5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

Mr. Anderson introduced items 11 and 12, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 11 and 12:

Favor:

- *Dwayne Bradley Walton, 5773 Conner Road, Flowery Branch*
- *Michael Coletta, 5671 Conner Road, Flowery Branch*
- *Cheryl Smith*
- *Phoebe Grant, 150 Lakeside Lane, Buford*
- *Melissa McCollum, 3520 Cub Circle, Gainesville*

Opposition:

- *Carey Miller, 4557 Thornberry Close Way, Flowery Branch*
- *Michelle Ducato, 5756 Conner Road, Flowery Branch*
- *Jennifer Woodside, 5786 Conner Road, Flowery Branch*
- *Sheila Humberstone, 5916 Stuart Drive, Flowery Branch*
- *Douglas Joyce, 5871 Meadowfield Trace, Flowery Branch*
- *Gary Leonard, 5906 Stuart Drive, Flowery Branch*

Commissioner Powell/Commissioner Cooper — deny — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

12 **5773 & 5769 Conner Road | Variance to Section 7.7.3 |** to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue |** Commission District 2 | **Dwayne Bradley Walton, applicant**

Items 11 and 12 were heard together. See item 11 for public hearing details.

13 **1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit |** Commission District 4 | **Santos Cordoba, applicant**

Mr. Anderson introduced items 13 and 14, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 13 and 14:

Favor:

- *Santos Cordoba, 1148 Hancock Avenue, Gainesville*

Commissioner Stowe/Commissioner Poole — approve with the one (1) condition listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Condition:

1. *The proposed expansion of the non-conforming use is approved as generally shown on the site plan dated October 28, 2025 and described in the project narrative dated October 15, 2025 modified as necessary for compliance with development standards enforced at the time of site plan approval.*

14

1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance |** Commission District 4 | **Santos Cordoba, applicant**

Items 13 and 14 were heard together. See item 13 for public hearing details.

Commissioner Stowe/Commissioner Poole — approve with the one (1) condition listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Condition:

1. *The proposed expansion of the non-conforming use is approved as generally shown on the site plan dated October 28, 2025 and described in the project narrative dated October 15, 2025 modified as necessary for compliance with development standards enforced at the time of site plan approval.*

15 **2479A Broadway Place | Variance to Section 7.8.3 | Accessory Dwelling Unit (ADU) standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | Proposed Use: Accessory dwelling unit | Commission District 4 | Amelia Gray, LLC, applicant**

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

The following people addressed the Board:

Favor:

- *Scott Wright, 1086 Glenwood Drive, Gainesville*

Commissioner Stowe/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

16 **2479B Broadway Place | Variance to Section 7.8.3 | Accessory Dwelling Unit (ADU) standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | Proposed Use: Accessory dwelling unit | Commission District 4 | Amelia Gray, LLC, applicant**

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

The following people addressed the Board:

Favor:

- *Scott Wright, 1086 Glenwood Drive, Gainesville*

Commissioner Stowe/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

17 **3610 Mountain View Road | Variance to Section 3.2 | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | Proposed Use: To bring an existing structure into compliance | Commission District 4 | Marcial Mosqueda, applicant**

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

The following people addressed the Board:

Favor:

- *Marcial Mosqueda, 3610 Mountain View Road, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

18 **5953 & 5965 Yellow Creek Road | Special Use | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | Proposed Use: Rural Business | Commission District 2 | Joshua Stover, applicant**

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

The following people addressed the Board:

Favor:

- *Josh Stover, 5953 Yellow Creek Road, Murrayville*
- *Brian Forgea, 5960 & 5968 Yellow Creek Road, Murrayville*

Commissioner Powell/Commissioner Poole — approve — 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 October 22, 2025, and the project narrative dated November 18, 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 other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.*
3. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

19

3294 & 3290 Athens Highway | Rezone | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1 |** Commission District 3 | **Jim Rizqallah, applicant**

Item moved to follow Consent Agenda during adoption of agenda.

County Administrator

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

- *Due to construction, all third floor departments (Environmental Health, Development Services, Planning & Zoning, Business License and Public Works) have been relocated to the Hall County Government Center Annex located at 2829 Browns Bridge Road.*
- *Asked citizens to remain alert during the potential winter weather event this weekend. Stated that citizens can sign up at alerts.hallcounty.org for Hall County's Citizen Alert System. Notifications (road and facility closures) will also be posted on the hallcounty.org website, Facebook and Instagram.*

Commission Time

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

- *Madilynn Puckett (Habitat for Humanity)*

Commissioner Jeff Stowe, District 4, urged everyone to stay safe during the winter weather and avoid getting on icy roads.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 7:15 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.