



**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, February 26, 2026 - 06:00 PM**

**Call to Order**

*Chairman Gibbs at 6:00 p.m.*

*Present:*

*Chairman David Gibbs, Vice-Chairman Kathy Cooper and Commissioners 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*

*Commissioner Billy Powell was absent.*

**Approve Agenda**

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

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

**Invocation**

1 Commissioner Gregg Poole

**Pledge**

2 Commissioner Kathy Cooper

**Public Comments**

*The following people addressed the Board:*

- *Jodi White, 5166 Whitehall Road, Lula*

### **Proclamation/s**

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

- 3 Approve the proclamation recognizing the 25th Anniversary of Delta Sigma Theta Sorority, Inc. - Hall County Alumnae Chapter.

*Commissioner Cooper presented Pamela Glasper, Angela Middleton, Nikinji Macon, Sheriah Johnson and Dr. LisaRae Jones with the Proclamation.*

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

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

### **Consent Agenda**

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

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 4 Approve the February 23, 2026 Work Session minutes.

- 5 Approve the February 23, 2026 Executive Session minutes.

- 6 Approve the February 12, 2026 Voting Meeting minutes.

- 7 Approve the Employment Agreement for the Assistant Director of Public Works and Utilities.

- 8 Approve the application to the Office of Senator Jon Ossoff for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of \$100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of \$20,110.00 is required.
- 9 Approve the application to the Office of Senator Raphael Warnock for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of \$100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of \$20,110.00 is required.
- 10 Approve the release of a \$1,536,277.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.
- 11 Approve the acceptance of a \$488,984.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.
- 12 Approve the extension of a \$609,086.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Falcon Landing Phase I Subdivision. Commission District 2.
- 13 Approve the extension/reduction of a \$1,430,783.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sidewalks and sewer in Clark Farms Phase I Subdivision. Commission District 1.
- 14 Approve the release of a \$1,271,558.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Union Heights Subdivision into Hall County maintenance. Commission District 1.
- 15 Approve the release of \$142,375.00 Irrevocable Letter of Credit and acceptance of streets in Westchester Subdivision into Hall County maintenance. Commission District 4.
- 16 Approve the 2023 and 2024 Real Property refund in the amount of \$1,346.92 for overpayment of Hall County taxes regarding property located at 3601 Baker Road, Gainesville, GA 30507 to Julio C. Madrigal Manzo.

#### **Other Business - Appointments for Consideration**

*Ms. Rivera addressed the Board.*

- 17 Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2026 to March 1, 2030. Commission Districts 1, 2, 3 & 4.

*Commissioner Stowe/Commissioner Cooper — re-appoint Commissioner Billy Powell — Vote: 3 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

**Other Business - County Attorney**

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

- 18 Public Hearing for approval and authorization for the Chairman to execute a resolution imposing a new suspension on the acceptance of applications seeking to rezone property to any zoning category that authorizes high-density residential and/or planned development uses, as defined, and a suspension on the acceptance of applications seeking a special use for a data center, as defined, for a period of 180 days, subject to review and approval by the County Attorney.

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

*The following people addressed the Board:*

- Mateo Penado, 529 Ridgewood Terrace, Gainesville*
- Ari Mathe, 5476 Mulberry Preserve Drive, Flowery Branch*
- Kathy Amos, 721 Crestview Terrace, Gainesville*
- Jodi White, 5166 Whitehall Road, Lula*
- Becky Haynes, 4398 Tanners Mill Road, Braselton*
- Juan Morfa, 7666 Legacy Road, Flowery Branch*

*The Board discussed the extension of the development suspension with modifications to address detention centers, certain residential categories, planned commercial or office developments and data centers.*

*Sewer capacity and environmental impact concerns were raised by Commissioner Poole regarding trucking wastewater from a proposed Immigration and Customs Enforcement (ICE) detention facility. Discussed adding detention centers to resolution and the desire to potentially extend beyond 180 days. Mr. Lawhon stated this should be addressed via a separate resolution. Chairman Gibbs inquired if anyone on the Board had been consulted regarding the ICE detention facility. The Board confirmed amongst themselves that they were not contacted. Mr. Lawhon proposed adding language stating, "Suspend any applications for a public building and facility on non-County owned property, including detention facilities, for a period of 180 days."*

*Commissioner Stowe questioned whether the prior letter allowing a data center on a planned industrial property (off SR 365) sets precedent for any property previously zoned light/heavy industrial or planned industrial. It was confirmed by Mr. Lawhon that the letter applies narrowly to a specific planned industrial property based on uses allowed at the time of its rezoning and was not a Board action.*

*Commissioner Stowe/Commissioner Cooper — approve with the addition of restricting detention centers, allowing Planned Industrial Developments, allowing Planned Commercial and Office Developments with a residential component — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

## **Other Business - Financial Services**

*Taylor Samples, Director of Financial Services, addressed the Board.*

- 19 Approve the Fiscal Year 2026 Mid-Year Budget Reconciliation Resolution.

*Mr. Samples presented the seven-month Financial Status Update for the month ending January 31, 2026.*

*Mr. Samples discussed the Mid-Year Budget Reconciliation and summarized the recommendation as follows:*

*•Decreasing, by amendment, the County budget 0.16% or \$656,275.00 (from \$398,580,228.00 to \$397,923,953.00)*

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

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

#### **Other Business - Planning and Development**

*Jason Skarda, Assistant Director of Public Works and Utilities, addressed the Board.*

- 20 Public Hearing to accept a portion of Williams Drive into Hall County Maintenance starting from its intersection with West Dennis Drive approximately 825 feet to the termination point. Commission District 3.

*Mr. Anderson introduced the item. Mr. Skarda discussed the item. Mr. Anderson conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Anthony Maddox, 2559 West Dennis Drive, Gainesville*

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

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

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

*Ms. Ahmed addressed the Board.*

- 21     **3608 Joe Chandler Road | Variance from Section 7.7.3 |** for the agri-entertainment event use standards | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business |** Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.

*Mr. Anderson introduced items 21 and 22, which were heard together.*

*Commissioner Poole/Commissioner Stowe — approve removing items 21 and 22 from the table — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Ms. Ahmed discussed the items.*

*Commissioner Poole/Commissioner Stowe — approve withdrawal of items 21 and 22 — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 22     **3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.

*(see item 22 for motion approving withdrawal of this item)*

- 23     **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** NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting. NOTE: Tabled at the February 12, 2026 Voting Meeting until the February 26, 2026 Voting Meeting.

*Mr. Anderson introduced item 23.*

*Commissioner Poole/Commissioner Stowe — approve removing item 23 from the table — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Ms. Ahmed discussed the item.*

*Commissioner Poole/Commissioner Stowe — approve tabling item 23 until the March 26, 2026 Voting Meeting — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 24     **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential** | Commission District 3 | **Haley Stapleton, applicant**

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

*Commissioner Poole/Commissioner Stowe — approve tabling item 24 until the March 12, 2026 Voting Meeting — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

**888 & 890 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**

*Mr. Anderson introduced items 25 and 26, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.*

*The following people addressed the Board regarding both items 25 and 26:*

*Favor:*

- *Will Noethling, 888 Gainesville Highway, Buford*
- *Edgar Williams, 4063 Sandy Creek Cove, Buford*
- *Gentry Wade, 415 Thunder Road, Buford*

*Opposition:*

- *James Fisher, 438 Apple Treet Way, Buford*
- *David Brown, 441 Sweet Apple Lane, Buford*

*Commissioner Cooper/Commissioner Poole — approve with the three (3) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

1. *The property shall be developed in accordance with the site plan dated October 13, 2025, and narrative dated July 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *All manufacturing, testing, and processing activities shall be conducted entirely within an enclosed building.*
3. *Truck deliveries, loading and unloading activities are prohibited between the hours of 9:00 pm and 6:00 am to minimize noise disturbance to residentially zoned property.*

26      **888 & 890 Gainesville Highway | Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**

*Items 25 and 26 were heard together. See item 25 for public hearing details.*

*Commissioner Cooper/Commissioner Poole — approve with the three (3) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan dated October 13, 2025, and narrative dated July 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. All manufacturing, testing, and processing activities shall be conducted entirely within an enclosed building.*
- 3. Truck deliveries, loading and unloading activities are prohibited between the hours of 9:00 pm and 6:00 am to minimize noise disturbance to residentially zoned property.*

27      **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park** | Commission District 3 | **Cook Communities, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Vince Fitzgerald, 4348 Highland Gate Drive, Gainesville*

*Opposition:*

- *Jodi White, 5166 Whitehall Road, Lula*
- *Vicki Herrington, 5087 Cagle Mill Road, Lula*
- *Mike Lewis, 4969 Cagle Road, Lula*

*Commissioner Poole/Commissioner Stowe — deny — Vote: 3 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 28     **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Andres Serrano, 7273 Lula Road, Lula*
- *Ecxabet Ortiz, 4425 Clarks Bridge Road, Gainesville*

*Opposition:*

- *James Waldrip, 7310 Lula Road, Lula*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Floyd Higdon, 7225 Lula Road, Lula*

*Commissioner Poole/Commissioner Stowe — approve variance and all other exterior work shall be halted until approved by the Board of Commissioners — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 29 **5401 Old Winder Highway | Amend Conditions of Zoning |** on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

*Mr. Anderson introduced items 29 and 30, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.*

*Commissioner Cooper/Commissioner Stowe — approve tabling items 29 and 30 until the March 26, 2026 Voting Meeting — Vote: 3 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 30     **5401 Old Winder Highway | Amend Conditions of Zoning |** 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park | Commission District 1 | K2P Land Partners, LLC, applicant**

*(see item 29 for motion tabling this item to the March 26, 2026 Voting Meeting)*

### **County Administrator**

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

### **Commission Time**

*Commissioner Gregg Poole, District 3, offered condolences to the family of Denver Allen, who recently passed away.*

*Commissioner Jeff Stowe, District 4, offered condolences to the Board's Executive Assistant Jessica York and her family on the passing of her grandfather.*

### **Adjourn**

*Commissioner Poole/Commissioner Stowe — adjourn at 8:35 p.m. — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — absent*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*