



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

Call to Order

Chairman Gibbs at 6:01 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 Powell/Commissioner Cooper — 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 proclamations.

- 3 Approve the proclamation recognizing the Hall County Library System for being named the "2025 Library of the Year".

Commissioner Cooper presented Lisa MacKinney, Ignacio Medina, Sandra Cardoza, Rhonda Sanders, Jennifer Barnes, Cathy Evans, Ashley Martin, Janene Klein, Amy Brigham and Killian Edwards with the Proclamation.

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 proclamation recognizing Saturday, March 28, 2026 as Master Gardener Appreciation Day.

Commissioner Powell presented Garrett Hibbs and members of the Hall County Master Gardeners with the Proclamation.

Commissioner Poole/Chairman Gibbs — 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 Poole — 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 March 23, 2026 Work Session minutes.
- 6 Approve the March 23, 2026 Executive Session minutes.
- 7 Approve the March 12, 2026 Voting Meeting minutes.
- 8 Approve the November 13, 2025 Meeting minutes.
- 9 Approve the November 13, 2025 Executive Session minutes.
- 10 Approve the appointment of Jackie Walters Slaughter to the Gainesville & Hall County Development Authority to serve a term from April 1, 2026 to March 31, 2030. Commission Districts 1, 2, 3, & 4.
- 11 Approve the award of ITB #031-46 Cherokee Bluffs Park Rubber Mulch Playground Surfacing for Parks & Leisure to JarJax, LLC dba Southeast Outdoor Solutions of Jasper, GA, in the amount of \$75,671.70.
- 12 Approval and authorization for the Chairman to execute a Cooperative Management Agreement with the United States Department of the Army regarding eleven (11) parks; and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.
- 13 Approve the renewal and amendment of annual contract RFQ/P #41-010 Financial Information System Software for Financial Services to Tyler Technologies, Inc. of Yarmouth, ME. The estimated annual cost is \$480,835.00.
- 14 Approve the Employment Agreement for the Director of Planning & Zoning.
- 15 Approval and authorization for the Chairman to execute an agreement between the Georgia Department of Transportation (GDOT) and Hall County concerning street lighting at proposed roundabouts located along SR 211 (Old Winder Highway) at the Union Church Road and Ridgemoor Drive intersections. Commission District 1.
- 16 Approve Change Order #2 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities to add a modular Gravix wall and additional water main fittings to Wilson Construction Management, LLC of Norcross, GA, in the amount of \$133,052.00.

- 17 Approval and authorization for the Chairman to execute a resolution approving and ratifying closed negotiated settlements and affirm all actions taken relating to the Pond Fork Sewer Project, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the ratification and affirmation for the purposes of construction, access and maintenance of the Pond Fork Sewer Project, subject to the approval of the County Attorney. Commission District 3.
- 18 Approve the acceptance of \$1,320,062.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Laurel Fields Subdivision. Commission District 4.
- 19 Approve the 2023, 2024, and 2025 personal property refund in the amount of \$2,024.03 for overpayment of Hall County taxes regarding account #335923 to James & Allyson Reeves.
- 20 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the DUI Treatment Court to fund staff, increase surveillance, counseling, drug testing, supplies, and training, in the amount of \$96,053.00, 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 \$16,950.00 is required.
- 21 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the HELP Program to fund HELP staff, provide surveillance, counseling, and drug testing, in the amount of \$604,477.00, and if awarded, appoint the Grants Manager as Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$106,672.00 is required.
- 22 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Family Treatment Court for staffing, technical and professional services, supplies, and training, in the amount of \$311,497.00, 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 \$54,970.00 is required.
- 23 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Drug Court for staffing, technical, professional services, supplies, and training, in the amount of \$914,249.00, 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 \$161,338.00 is required.

Other Business - Appointments for Consideration

Ms. Rivera addressed the Board.

- 24 Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4.

Commissioner Stowe/Commissioner Poole — approve tabling item 24 until the April 9, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Katie Ahmed, Director of Planning & Zoning, addressed the Board.

- 25 **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. NOTE: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

Mr. Anderson introduced the item.

Commissioner Poole/Commissioner Powell — approve removing item 25 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

The following people addressed the Board:

Favor:

- *Wes Robinson, 200 E.E. Butler Parkway, Gainesville*

- *Johnny Walker, 3294 Athens Highway, Gainesville*
- *Jim Rizqallah, 6716 Little Whistle Way, Clermont*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Maggie Beall, 275 Scientific Drive, Meridian 2, Suite 200, Peachtree Corners*
- *Steve Klacik, 3286 Athens Highway, Gainesville*

Commissioner Poole/Commissioner Stowe — deny — Vote: 1 to 3

Commissioner Cooper — nay

Commissioner Powell — nay

Commissioner Poole — aye

Commissioner Stowe — nay

Motion failed.

Commissioner Stowe/Commissioner Powell — approve with the twelve (12) 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 received March 24, 2026, and as described in the project narrative revised February 19, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. Any additional development on the property shall require further consideration by the Board of Commissioners.*
- 2. All development shall meet Gateway Corridors Overlay District requirements of the Hall County Unified Development Code.*
- 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 part of any plats or construction plans created for the property.*
- 5. The private cemetery located on-site, as shown on Site Plan received on March 24, 2026, shall be protected and preserved in accordance with all applicable state laws and regulations. A designated parking space for the cemetery shall be provided, as illustrated on the revised site plan. An access*

pathway connecting the parking area to the cemetery shall be constructed, subject to review and approval by the Planning and Zoning Director or their designee and the cemetery shall be enclosed with fencing and include gated access from the pathway. Public access to the cemetery shall be maintained at all times.

- 6. A deceleration lane shall be constructed along Athens Highway at the sole expense of the developer, subject to final review and approval by the Georgia Department of Transportation (GDOT). If approved by the Georgia Department of Transportation (GDOT), the deceleration lane shall also serve the Sugar Hill Baptist Cemetery located at tax parcel 15014 000049.*
- 7. All fencing shall be installed in accordance with Exhibit A.*
- 8. Evergreen vegetation shall be installed within a fifty (50) foot transitional buffer, along the required fencing shown in Exhibit A, to provide additional screening for adjacent properties. All buffers shall comply with the Hall County Unified Development Code (UDC).*
- 9. All on-site lighting shall be designed and installed to prevent light spillover onto adjacent properties.*
- 10. Any security cameras installed on-site shall be oriented inward toward the development and shall not be directed toward neighboring properties.*
- 11. The development shall comply with all applicable stormwater management rules and regulations.*
- 12. The developer shall utilize ground-penetrating radar (GPR) technology to identify any unmarked graves. If any graves are discovered, the developer shall comply with all applicable Georgia state laws and regulations.*

26

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** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

Mr. Anderson introduced items 26 and 27, which were heard together.

Commissioner Cooper/Commissioner Powell — approve removing items 26 and 27 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

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

Favor:

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

Opposition:

- Korey Anderson, 5179 Stately Oaks Drive, Flowery Branch
- Jill Cooper, 5125 Old Winder Highway, Braselton

Commissioner Stowe/Commissioner Powell — approve with the four (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. *Certificates of occupancy shall be issued only upon completion of the Georgia Department of Transportation (GDOT) mandated intersection improvements associated with the SR 211 widening project, PI 0007233, at the intersection of the Subject Property and Ridgemoor Drive. This condition shall not prevent the Applicant, its successors or assigns from commencing construction of any improvements on the subject property prior to completion of the Georgia Department of Transportation (GDOT) improvements.*
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.*

27 **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** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

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

Commissioner Stowe/Commissioner Powell — approve with the four (22) conditions listed below — Vote: 5 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. *Certificates of occupancy shall be issued only upon installation and completion of the Georgia Department of Transportation (GDOT) approved intersection improvements, temporary or permanent per Georgia Department of Transportation (GDOT) standards, at the intersection of the Subject Property and Ridgemoor Drive. This condition shall not prevent the Applicant, its successors or assigns, from commencing construction of any improvements on the subject property prior to completion of the Georgia Department of Transportation (GDOT) improvements.*
 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.*

28 **5908 & 5912 Atlanta Highway | Amend Conditions of Zoning |** on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage |** Commission District 1 | **Bill Stark Properties, Inc., applicant**

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

*Commissioner Cooper/Commissioner Powell — approve withdrawal of item 28 —
Vote: 5 to 0*

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Cooper exited the meeting at 7:45 p.m.

Commissioner Cooper entered the meeting at 7:47 p.m.

29 **4189 Holly Springs Road | Special use |** for a minor subdivision | 24.71± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision |** Commission District 3 | **Edgar & Paola Torres, applicant**

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

The following people addressed the Board:

Favor:

- Edgar Torres, 4189 Holly Springs Road, Gillsville*
- Paola Torres, 4189 Holly Springs Road, Gillsville*

Opposition:

- Larry Buffington, 4437 Cain Road, Gillsville*

Commissioner Poole/Commissioner Powell — approve with the four (4) 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 20, 2026, and narrative dated January 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. 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."*
- 3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
- 4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

Commissioner Powell exited the meeting at 7:50 p.m.

Commissioner Powell entered the meeting at 7:53 p.m.

30 **2567 Athens Highway | Special Use |** to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 337 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major |** Commission District 3 | **Gerardo Vargas, applicant**

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

The following people addressed the Board:

Favor:

- Gerardo Vargas, 5016 Arthur Avenue, Oakwood*
- Jacob Buffington, 631 Dawsonville Highway, 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 accordance with the site plan dated February 4, 2026, and the project narrative dated January 16, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.*
- 3. All repair activity must occur within a building or within a screened area behind the primary building.*
- 4. Any future development or modifications shall be subject to the standards of the Gateway Corridor Overlay District. No variances are granted from these standards, other than those shown on the submitted site plan.*
- 5. All conditions of zoning shall be made part of any plats created for the property.*

31 **3172 Heritage Crossing Drive | Conditional Use |** for a rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business |** Commission District 1 | **Donald W. Loose, Jr., applicant**

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

The following people addressed the Board:

Favor:

- Donald Loose, 3172 Heritage Crossing Drive, Buford*

Commissioner Cooper/Commissioner Powell — approve with the three (3) 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 6, 2026, and the project narrative dated February 18, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No on-street parking related to the rural business shall be permitted.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

32 **13 Liberty Street | Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | **Philip Devries, applicant**

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

The following people addressed the Board:

Favor:

- *Phil Devries, 13 Liberty Street, Gainesville*

Commissioner Stowe/Commissioner Powell — 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 property shall be developed in accordance with the site plan dated February 13, 2026, and the project narrative dated February 16, 2026, modified as necessary for compliance with development standards enforced at the time of site plan approval.*

33 **3428 Mooney Drive | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home |** Commission District 2 | **Bobby Shoemaker, applicant**

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

The following people addressed the Board:

Favor:

- *Ed Meyers, 752 Chattahoochee Place, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

34

5461 Union Church Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision |** Commission District: 1 | **Charline Benifield, 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 Smith, 2700 Braselton Highway, Dacula*

Opposition:

- *Korey Anderson, 5179 Stately Oaks Drive, Flowery Branch*
- *Kim Hall, 5619 Battle Ridge Drive, 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. *Tracts 4 and 5 shall be served by a common access driveway, which must be clearly identified on the final plat and referenced in all associated deeds.*
2. *All conditions of zoning shall be made a part of any plats created for the property.*

35

6693 Bass Circle | Variance to Section 4.1 | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Bass Circle approximately 662 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence |** Commission District 2 | **Emily Clark, applicant**

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

The following people addressed the Board:

Favor:

- *Emily Clark, 6693 Bass Circle, Buford*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Condition:

1. *The property shall be developed in accordance with the site plan depicted at the March 26, 2026 Voting Meeting.*

36

6747 Holly Springs Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a 115.50± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision | Commission District 3 | Ruth C. Hill, applicant**

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

The following people addressed the Board:

Favor:

- *Ruth Hill, 6747 Holly Springs Road, Clermont*
- *Gina Pilcher, 5875 Ransom Free Road, Clermont*
- *Kim Dean, 2495 Oconee Circle, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

37 **2375 Whippoorwill Lane | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure |** Commission District 4 | **Clyde Morris, applicant**

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

The following people addressed the Board:

Favor:

- *Clyde Morris, 2375 Whippoorwill Lane, Gainesville*

Opposition:

- *Jim Garnett, 2379 Whippoorwill Lane, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes did not have any items to report.

Commission Time

Commissioner Gregg Poole, District 3, discussed item 38.

38 Approval and authorization for the County Attorney to draft a resolution requesting that local delegation introduce local legislation to amend the enabling act for the requirement that all zoning items must be approved by an affirmative vote of at least the District Commissioner in which the property is located, or another Commissioner elected at large, subject to review and approval by the County Attorney.

Commissioner Poole made motion to discuss the item. Commissioner Stowe asked if Commissioner Poole was in favor of instead of drafting a resolution, to have Legal do more research and provide the Board with pros and cons at the next Board Retreat in May. Commissioner Poole withdrew his motion and the decision was made in favor of holding a discussion at the Spring Board Retreat.

Commissioner Kathy Cooper, District 1, stated that it had been brought to her attention about an accident that happened on Ponderosa Farm Drive.

Commissioner Cooper/Commissioner Poole — approve authorization of the County staff to draft a resolution for the Board of Commissioners consideration at the next Work Session and Voting Meeting to provide for the installation of a four-way stop sign at the intersection of LJ Martin Drive and Ponderosa Farm Road in accordance with the conditions of zoning previously approved by the Board of Commissioners for a residential subdivision, now known as Ponderosa Farms Estates, due to the increase in traffic resulting from the current development of the subdivision — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

- *Kami Kovach (East Hall High School)*

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 8:57 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.