



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING SUMMARY MINUTES**

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

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Tuesday, April 23, 2024 - 06:00 PM**

**Call to Order**

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

*Present:*

*Chairman Richard Higgins, Vice-Chairman Gregg Poole and Commissioners Kathy Cooper, Billy Powell and Jeff Stowe*

*Also present were County Administrator Zach Propes, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon*

*Commissioner Poole was present by phone.*

**Approve Agenda**

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

**Invocation**

1 Chairman Richard Higgins

**Pledge**

2 Commissioner Billy Powell

**Public Comments**

*There were no comments from the public.*

**Proclamation/s**

- 3 Approve the Proclamation recognizing April 2024 as National County Government Month.

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

- 4 Approve the Proclamation recognizing May 2024 as Mental Health Awareness Month.

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

- 5 Approve the Proclamation recognizing Matthew Hubbard's retirement after 25 years of service to Hall County, GA.

*Commissioner Stowe presented Matthew Hubbard with the Proclamation.*

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

6 Approve the Proclamation designating May 4, 2024 as International Firefighters Day.

*Commissioner Powell presented Fire Chief Jerry Smith and members of Fire Rescue with the Proclamation.*

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

7 Approve the Proclamation recognizing April 2024 as Safe Digging Month.

*Commissioner Cooper presented Public Works & Utilities Director Bill Nash, Linda Hudson, Blair Reynolds, Jason Skarda, Tammie Croy, Lisa Westmoreland, Bill King, and Allan Pittman with the Proclamation.*

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

### **Consent Agenda**

*Commissioner Stowe/Commissioner Powell — approve — unanimous*

8 Approve the April 22, 2024 Work Session minutes.

9 Approve the April 22, 2024 Executive Session minutes.

10 Approve the April 22, 2024 Meeting minutes.

11 Approve the April 11, 2024 Voting Meeting minutes.

12 Approve the April 11, 2024 Executive Session minutes.

- 13 Approve the April 11, 2024 Meeting minutes.
- 14 Approve the ratification of the purchase of Motorola Mobile Radios and Equipment for Fire Rescue to Motorola Solutions, Inc. of Chicago, IL, in the amount of \$55,477.92.
- 15 Approve the purchase of one (1) Pierce Enforcer Squad Truck for Fire Rescue to Ten 8 Fire & Safety, LLC, of Bradenton, FL, in the amount of \$1,242,909.00.
- 16 Approve the Employment Agreement for the Chief of Fire Rescue.
- 17 Approve Change Order #3 for the purchase of additional professional services hours for the configuration of automatic notifications for inspection results of Accela Civic Applications software for Planning & Development to Accela, Inc. of San Ramon, CA, in the amount of \$27,360.00.
- 18 Approve the purchase of upgrades to the existing Hall County Government Center video camera system for a new network video recorder (NVR) and thirty-two (32) network cameras for the Marshal's Office to Mobile Communications America (MCA) of Tucker, GA, in the amount of \$109,198.90.
- 19 Approve the award of RFQ/P #45-001 Cagle Road Improvements for Public Works & Utilities to Simpson's Trucking and Grading, Inc. of Gainesville, GA, in the amount of \$3,417,713.14.
- 20 Approval and authorization for the Chairman to execute an Intergovernmental Agreement between Forsyth County, Gwinnett County, Hall County, and the City of Gainesville to continue the work of the Upper Chattahoochee Basin Group, subject to review and approval by the County Attorney.
- 21 Approval and authorization for the Board of Commissioners to execute a resolution to ratify and affirm all actions taken in furtherance of the Sardis Road Connector Project between April 24, 2023 and April 21, 2024, and authorize the execution of any and all documents necessary to effectuate the ratification and affirmation, subject to review and approval by the County Attorney.
- 22 Approve the acceptance of \$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.
- 23 Approve the acceptance of \$609,086.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Falcon Landing Phase 1 Subdivision. Commission District 2.
- 24 Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2024 Local Roads Assistance Grant (LRA) application and cover letter for 6.5 miles of road resurfacing on fourteen (14) various County roads, in the estimated amount of \$2,841,848.00.
- 25 Approve the ratification of the Congressionally Directed Spending application for the Hall County Jail to implement mental healthcare services to its inmates in the amount of \$1,599,999.00, 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 \$800,000.00 is required.

- 26 Approve the award of Task Order #2024-030 under RFQ/P #44-021 Demand Services for On-Call General Contractors and RFQ/P #44-004 Demand Services for Public Works Contractors for Sheriff's Complex Driveway Improvements for the Sheriff's Office to Simpson Trucking & Grading, Inc., of Gainesville, GA, in the amount of \$226,141.00.

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

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

- 27 Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission.

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

*There were no comments from the public.*

*Commissioner Stowe/Commissioner Powell — approve — unanimous*

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

*Commissioner Cooper exited the meeting.*

- 28 **0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone |** from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | **Proposed Use: 324-unit residential development | Commission District 1 | Thompson O'Brien Kappler & Nasuti PC, applicant.** Note: Tabled at the March 14, 2024 Voting Meeting until the March 28, 2024 Voting Meeting. Note: Tabled at the March 28, 2024 Voting Meeting until the April 23, 2024 Voting Meeting.

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

*Commissioner Powell/Commissioner Stowe — approve removing item 28 from the table — Vote: 3 to 0*

*Commissioner Cooper — absent*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Stowe/Commissioner Powell— approve withdrawal of item 28 — Vote: 4 to 0*

*Commissioner Cooper — absent*

*Commissioner Powell — aye*

*Chairman Higgins — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Cooper re-entered the meeting.*

29

**0 McKinze Lane | Use Subject to County Commission Approval |**

17.50.040.K Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinze Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | **Proposed Use: 6-lot subdivision** | Commission District 2 | **Garry L. English, applicant**

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

The following people addressed the Board:

Favor:

- Garry English, 5010 McKinzey Lane, Flowery Branch

Commissioner Powell/Commissioner Stowe — approve with the four (4) conditions listed below — unanimous

Conditions:

1. The property shall be developed in accordance with the site plan dated March 14, 2024 and as described in the project narrative dated January 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The subject property shall be subdivided into a maximum of 5 building lots in accordance with the requirements of the Vacation Cottage (V-C,17.50) zoning district as detailed in 17.240, Area and Setback Requirements.
3. All conditions of zoning shall appear on any plats created for the subdivision.
4. Per 2.60.060. — effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.

30 **8545 Belton Bridge Road | Amend Conditions |** on an 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area | Commission District 3 | Mallard View Homeowners Association, applicant.**

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

*The following people addressed the Board:*

*Favor:*

- *Don Williams, 8523 Mallard View Way, Lula*

*Commissioner Poole/Commissioner Stowe — approve application and refund application fee — unanimous*

*Following discussion of item 32, the following motion was made: Commissioner Stowe/Commissioner Powell — reconsider and amend previous motion for item 30 to approve with five (5) conditions and approval of application fee refund — unanimous*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan dated February 21, 2024, and as described in the project narrative received February 21, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval, to include grass parking as specified on the site plan.*
- 2. The developer shall coordinate with Hall County Engineering to obtain the necessary driveway permits for access off Pintail Court.*
- 3. The approval of these zoning condition amendments shall only apply to the subject parcel, 12127 000001.*
- 4. 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."*
- 5. All amended conditions and previous conditions of original zoning dated May 12, 2005, and October 26, 2023, shall appear on any plats or building plans created for the subject property.*

- 31 **2696 Cleveland Highway | Rezone** | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | Commission District 3 | **Ramon Carrillo Jr, applicant**

*Mr. Lawhon introduced items 31 and 32, which were heard together. Ms. Garmon discussed the items. Mr. Lawhon conducted the Public Hearing.*

*The following people addressed the Board regarding both items 31 and 32:*

*Favor:*

- *Ramon Carrillo Jr, 2696 Cleveland Highway, Clermont*

*Opposition:*

- *Carl Volle, 4529 Montclair Circle, Gainesville*
- *Jerry Freeman, 258 Dunlap Mill Road, Gainesville*
- *Tony Stephens*

*Commissioner Powell/Commissioner Stowe — approve with the twelve (12) conditions listed below — unanimous*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan (Exhibit A) dated December 4, 2023 and as described in the project narrative dated February 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Operation of the automobile sales shall commence no earlier than 9:00 am and shall terminate no later than 6:00 pm Monday through Saturday, No business shall be conducted on Sundays, neither sales or repair.*
- 3. The applicant shall coordinate with Georgia Department of Transportation for driveway access off of Cleveland Highway, if required.*
- 4. No variances to Gateway Corridor Overlay standards are granted other than those approved herein (GCOD, 17.420).*
- 5. All conditions of zoning shall be made part of any plat(s) created for the property.*
- 6. All Environmental Health regulations shall be met prior to issuance of occupancy.*
- 7. Pursuant to 2.60.060. — effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.*
- 8. All parking in the right-of-way is prohibited.*
- 9. A variance shall be granted for the requirement of a 10-foot landscape strip along Cleveland Highway and Wayman Drive.*
- 10. The following uses listed as permitted in Highway Business (H-B) shall be prohibited: Bus station, drive-in theater, motel/hotel, service station, construction trailer, and adult establishments.*
- 11. All signage, existing and proposed, shall adhere to GCOD standards.*
- 12. Customer and employee parking shall be designated on site. Total parking spaces shall not exceed 40 spaces.*

**2696 Cleveland Highway | Use Subject to County Commission Approval**  
 | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its  
 intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058  
**| Proposed Use: Used automobile sales and repair | Commission District 3**  
**| Ramon Carrillo Jr, applicant**

*Items 31 and 32 were heard together. See item 31 for public hearing details.*

*Commissioner Stowe/Commissioner Powell — approve with the twelve (12) conditions listed below — unanimous*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan (exhibit A) dated December 4, 2023 and as described in the project narrative dated February 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Operation of the automobile sales shall commence no earlier than 9:00 am and shall terminate no later than 6:00 pm Monday through Saturday, no business shall be conducted on Sundays either sales or repair.*
- 3. The applicant shall coordinate with Georgia Department of Transportation for driveway access off of Cleveland Highway if required.*
- 4. No variances to Gateway Corridor Overlay standards are granted other than those approved herein (GCOD, 17.420).*
- 5. All conditions of zoning shall be made part of any plat(s) created for the property.*
- 6. All Environmental Health regulations shall be met prior to issuance of occupancy.*
- 7. Pursuant to 2.60.060. — effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.*
- 8. All parking in the right-of-way is prohibited.*
- 9. A variance shall be granted for the requirement of a 10-foot landscape strip along Cleveland Highway and Wayman Drive.*
- 10. The following uses listed as permitted in Highway Business (H-B) shall be prohibited: Bus station, Drive-in Theater, Motel/hotel, Service station, Construction trailer, and Adult establishments.*
- 11. All signage, existing and proposed, shall adhere to GCOD standards.*
- 12. Customer and employee parking shall be designated on site, total parking spaces shall not exceed 40 spaces.*

*Commissioner Stowe/Commissioner Powell — reconsider and amend previous motion for item 30 to approve with five (5) conditions and approval of application fee refund — unanimous*

**2860 Atlanta Highway | Amend Conditions |** on a 3.52± acre tract located on the west side of Atlanta Highway, approximately 170 feet from its intersection with Thurmon Tanner Parkway | Zoned S-S (GCOD); Tax Parcel 08027 000010 | **Proposed Use: Service station, convenience store, and shopping center |** Commission District 2 | **Karan Ahuja, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Karan Ahuja, 325 Crooked Stick Drive, Alpharetta*
- *Nick Pesola, 3502 River Road Circle, Gainesville*

*Opposition:*

- *Jimmy Campbell, 3011 Meadow Place, Gainesville*

*Commissioner Powell/Commissioner Stowe — approve with the twelve (12) conditions listed below — unanimous*

*Conditions:*

1. *Development is approved as generally shown on the preliminary site plan dated January 18, 2024 and as described in the project narrative dated March 5, 2024, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be subject to the requirements of the Gateway Corridors Overlay District (GCOD,17.420) and no variances are granted as part of this request.*
3. *Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.*
4. *The developer shall be responsible for all costs associated with street and driveway improvements.*
5. *The proposed development is subject to the off-street parking requirements of 17.250.020(A).*
6. *The subject property (parcel 08027 000011) shall be combined via recorded plat with parcel 08027 000010 prior to submittal of any development plans.*
7. *The location and design of any driveway entrances shall be subject to the approval of the County Traffic Engineer and Georgia Department of Transportation.*
8. *All conditions of zoning shall be made part of any site plan or any plat recorded for the property.*
9. *Following the grading phase of the development, the portion of the property adjacent to residences on Meadow Lane shall have a 4 foot tall berm topped by a 6 foot privacy fence installed, subject to the approval of the Assistant Director of Planning and Development.*

10. *Proposed dumpster pad shall be relocated as far away from the residences on Meadow Lane as possible.*
11. *Service hours for dumpster shall be regular business hours.*
12. *During construction, developer shall install a double silt fence with hay bales along the property adjacent to residences on Meadow Lane, subject to the approval of the Assistant Director of Planning and Development.*

*Following discussion of item 34, the following motion was made: Commissioner Powell/Commissioner Stowe — reconsider and amend previous motion for item 33 to add a thirteenth condition that no tenants can be a vape shop or tattoo parlor — unanimous*

34 **2852 Atlanta Highway | Rezone |** from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center |** Commission District 2 | **Karan Ahuja, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Nick Pesola, 3502 River Road Circle, Gainesville*

*Commissioner Powell/Commissioner Stowe — reconsider and amend previous motion for item 33 to add a thirteenth condition that no tenants can be a vape shop or tattoo parlor — unanimous*

*Commissioner Powell/Commissioner Stowe — approve with the twelve (13) conditions listed below — unanimous*

*Conditions:*

1. *Development is approved as generally shown on the preliminary site plan dated January 18, 2024 and as described in the project narrative dated March 5, 2024, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be subject to the requirements of the Gateway Corridors Overlay District (GCOD,17.420) and no variances are granted as part of this request.*
3. *Prior to issuance of sign permits, other than general signs permitted pursuant to17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.*
4. *The developer shall be responsible for all costs associated with street and driveway improvements.*
5. *The proposed development is subject to the off-street parking requirements of17.250.020(A).*

6. *The subject property (parcel 08027 000011) shall be combined via recorded plat with parcel 08027 000010 prior to submittal of any development plans.*
7. *The location and design of any driveway entrances shall be subject to the approval of the County Traffic Engineer and Georgia Department of Transportation.*
8. *All conditions of zoning shall be made part of any site plan or any plat recorded for the property.*
9. *Following the grading phase of the development, the portion of the property adjacent to residences on Meadow Lane shall have a 4 foot tall berm topped by a 6 foot privacy fence installed, subject to the approval of the Assistant Director of Planning and Development.*
10. *Proposed dumpster pad shall be relocated as far away from the residences on Meadow Lane as possible.*
11. *Service hours for dumpster shall be regular business hours.*
12. *During construction, developer shall install a double silt fence with hay bales along the property adjacent to residences on Meadow Lane, subject to the approval of the Assistant Director of Planning and Development.*
13. *There shall be no tenants that are vape shops and tattoo parlors.*

35 **4899 Browns Bridge Road | Rezone** | from Agricultural Residential (AR-III) to Highway Business (H-B) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | **Proposed Use: Office/warehouse buildings** | Commission District 2 | **Advantage Investment Properties, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Bradley Dunckel, 3703 Timber Walk Drive, Gainesville*

*Opposition:*

- *Sandra Cardoso, 4909 Sunrise Way, Gainesville*
- *Janice Sewell, 4919 Ponderosa Drive, Gainesville*
- *James Hoover, 4911 Ponderosa Drive, Gainesville*
- *Carolina Cardoso, 4909 Sunrise Way, Gainesville*
- *Danny Sewell, 4919 Ponderosa Drive, Gainesville*
- *Christal Tackett, 4904 Sunrise Way, Gainesville*
- *Mary Ann Montoya, 4907 Sunrise Way, Gainesville*

*Commissioner Powell/Commissioner Stowe — approve with the seventeen (17) conditions listed below — Vote: 4 to 1*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Higgins — nay*

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be rezoned to a Planned Commercial Development (PCD), and shall be developed in accordance with the revised site plan submitted on March 18, 2024, as described in the updated project narrative submitted on February 23, 2024, and the conceptual elevation labeled Exhibit A, with final elevations to be reviewed and approved by the Assistant Director of Planning and Development, or their designee. The submitted documents shall be modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *No variances to Gateway Corridor District standard are granted other than those approved herein (GCOD, 17.420).*
3. *Access to the property from Ponderosa Drive as well as Sunset Way is prohibited. Access to the property shall be located on Browns Bridge Road only.*
4. *The developer shall bear all costs associated with the installation of a fire hydrant if required by the Fire Marshal.*
5. *All conditions of zoning shall be made part of any plats created for the parcel.*
6. *Permitted uses shall be limited to Business Service Establishment, Office, and Office/Warehouse as described in the project narrative submitted on February 23, 2024. Gateway Corridor Overlay District standards 17.420.050 A & B shall apply.*
7. *A 6-foot opaque fence shall be installed along sections of the parcel as designated on Exhibit B and on revised site plan dated March 18, 2024.*
8. *All sides, excluding the sides labeled with roll up doors on the approved site plan, shall adhere to Gateway standards. The sides labeled with roll up door exterior are to be developed in accordance with submitted site plan dated March 18, 2024 and submitted elevation labeled Exhibit A.*
9. *A 3' high landscape berm shall be installed between Browns Bridge Road and Building A as shown on the revised site plan submitted on site plan dated March 18, 2024.*
10. *Each building shall be limited to 8,000 and 6,000 square feet as proposed on the revised site plan dated March 18, 2024.*
11. *The development shall utilize building mounted security lighting with semi-cutoff features.*
12. *No brokerage, sales (either wholesale or retail), purchase, or outside display of any automotive vehicles, RVs, boats or trailers shall be permitted.*
13. *Outside activities shall be limited to deliveries, shipping, and employee parking only.*
14. *No outside storage of any materials is allowed.*
15. *There shall be no deliveries after 6 pm.*
16. *On the portion of the property where the fence is on the side, there shall be a 4 foot tall berm topped by a 6 foot privacy fence installed.*
17. *During construction, developer shall install a double silt fence with hay bales around the sides of property.*

## **County Administrator**

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

- *The next Board of Commissioners Voting Meeting will be held on Wednesday, May 8, 2024 at 6:00 p.m.*

## **Commission Time**

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

- *Whit Nix, Duplicating Products*
- *Dorica Faulkner, Hall County Juvenile Court*

## **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 7:36p.m. — unanimous*