



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

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, January 23, 2025 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

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

Also present were County Administrator Zach Propes, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez and County Attorney William Linkous III

Vice Chairman Stowe was present by phone.

Approve Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Presentation/s

David Lee, Jackson EMC, addressed the Board.

- 3 Presentation of Jackson EMC Refund Checks.

Mr. Lee presented the Board with annual margin refund checks in the amount of \$40,440.26.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

- 4 Approve the January 21, 2025 Work Session minutes.
- 5 Approve the January 9, 2025 Voting Meeting minutes.
- 6 Approve the January 9, 2025 Executive Session minutes.
- 7 Approve the January 9, 2025 Meeting minutes.
- 8 Approve the re-appointment of Commissioner Kathy Cooper to serve on the Board of Health. Chairman's designee.
- 9 Approve the re-appointment of Commissioner Jeff Stowe to serve on the Chicopee Woods Area Park Commission. Chairman's designee.
- 10 Approve the re-appointment of Commissioner Billy Powell to serve on the Tax Allocation District (TAD) Advisory Committee. Chairman's designee.
- 11 Approve the appointment of Chairman David Gibbs to serve on the Georgia Mountains Regional Commission (GMRC). Chairman's appointment.
- 12 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to animal control, subject to review and approval by the County Attorney.
- 13 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to fireworks, subject to review and approval by the County Attorney.

- 14 Approve the application for the 2025 US Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program to provide funds for road improvements for the Spout Springs Road Widening, Phase 2, in the amount of \$25,000,000.00. A match of \$52,514,602.00 will be required.
- 15 Approve the extension of \$187,250.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Mount Vernon Manor Subdivision. Commission District 3.
- 16 Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Bureau of Justice Assistance (BJA) FY 2022-2023 Byrne State Crisis Intervention Program Behavioral Health Deflection Grant for Treatment Services to provide peer recovery support services to program participants in the amount of \$26,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match required.

Other Business - Development Services

Captain Barry Shaw, Interim Director of Development Services, addressed the Board.

- 17 Public Hearing on the Malt Beverage & Wine Package license for Chevron Food Mart located at 3610 White Sulphur Road, Gainesville, GA 30507. The owner of the business is BP 3610, LLC. The Managing Agent is David Chhetri and the Registered Agent is Aftab Khan. Commission District 3.

Mr. Lawhon introduced the item. Captain Shaw discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Padma Chhetri, 3610 White Sulphur Road, Gainesville*

Commissioner Powell/Chairman Gibbs — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

- 18 Public Hearing on the Malt Beverage and Wine Package License for Green Food Mart Store, LLC located at 1405 Athens Street, Gainesville, GA 30507. Managing Agent is Amber Khan and the Registered Agent is Muhammed Khan. Commission District 4.

Mr. Lawhon introduced the item. Captain Shaw discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Amber Khan, 1405 Athens Street, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

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

Beth Garmon, Director of Planning and Zoning, addressed the Board.

- 19 **4336, 4370, & 4420 Benefield Road | Rezone** | from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development** | Commission District 1 | **Edge City Properties, Inc., applicant** NOTE: Tabled at the September 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting. NOTE: Tabled at the December 12, 2024 Voting Meeting until the January 23, 2025 Voting Meeting.

Mr. Lawhon introduced the item.

Commissioner Cooper/Commissioner Powell — approve removing item 19 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Garmon discussed the item. Public Hearing was conducted on December 12, 2024.

Commissioner Cooper/Commissioner Powell — deny — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Cooper exited the meeting.

20

5111 Old Winder Highway | Rezone | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD |** Commission District 1 | **Steven P. Gilliam, applicant** Note: Heard at the January 9, 2025 Voting Meeting. For decision only.

Mr. Lawhon introduced items 20 and 21.

Commissioner Powell/Commissioner Stowe — approve removing item 20 from the table — Vote: 4 to 0

Commissioner Cooper — recused

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Garmon discussed the item. Public Hearing was conducted on January 9, 2025.

Commissioner Powell/Commissioner Stowe — approve with removing condition 27 and adding preffered conditions — Vote: 2 to 0

Commissioner Cooper — recused

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion failed.

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

Commissioner Cooper — recused

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 21 **5079 Old Winder Highway | Amend Conditions of Zoning |** on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting.

Mr. Linkous advised that due to item 20 not passing, no action is needed on item 21.

Commissioner Cooper re-entered the meeting.

- 22 **0 & 4435 Ridge Road | Rezone** | from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S, Tax parcels 08154 000022 & 000017 | **Proposed Use: Mixed-use development** | Commission District 1 | **Scott Puckett, Inc., applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting.

Mr. Lawhon introduced the item.

Commissioner Cooper/Commissioner Powell — approve removing item 22 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Garmon discussed the item.

Commissioner Cooper/Commissioner Powell — approve tabling item 22 until the February 13, 2025 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 23 **3042 Beards Road | Rezone** | from Planned Commercial District (PCD) to Agricultural Residential III (AR-III) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax parcel 07329 003012 | **Proposed Use: Single-family residence** | Commission District 2 | **Tim Mooney, applicant**

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

The following people addressed the Board:

Favor:

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

Commissioner Powell/Commissioner Stowe — approve as Agricultural Residential I (AR-I) 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 received October 18, 2024, and as described in the project narrative, 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 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."
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 the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

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3835 & 3875 Cornelia Highway | Amend Conditions of Zoning | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID (GCOD); Tax parcels 15007 000095A & 000276 | **Proposed Use: Amend site plan and expand uses** | Commission District 3 | **Rochester | DCCM, applicant**

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

The following people addressed the Board:

Favor:

- *Eric Cheney, 425 Oak Street, Gainesville*

Commissioner Poole/Commissioner Powell — approve with the eighteen (18) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.*
- 2. All building materials and colors shall be approved by the Director of Planning and Zoning prior to the issuance of any building permits.*
- 3. The property shall be developed in accordance with the site plan dated October 15, 2024, and as described in the project narrative dated November 1, 2024, modified as necessary for compliance with development standards enforced at the time of site plan approval.*
- 4. No other uses unless listed below shall be part of this development. The following uses shall be specifically included:*
 - a. Cold storage warehousing, wholesaling, transfer and distribution, including offices*
 - b. Repacking, repackaging and labeling of frozen goods, including animal products, but no cooking or other reprocessing*
 - c. One manager's office/apartment per tract to support the primary uses*
 - d. Outdoor storage*
 - e. Industrial accessory uses subject to the review and approval of the Director of Planning and Zoning or their designee.*
- 5. Interparcel access shall not be required, however, access to the development from Cornelia Highway shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.*
- 6. There shall be a 50 foot wide undisturbed buffer adjacent to the right-of-way of Cornelia Highway. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.*
- 7. All structures which are not part of the cold storage facility shall meet the standards of the Gateway Corridors Overlay District (GCOD).*
- 8. All building materials and colors shall be approved by the Director of Planning & Zoning or their designee prior to the issuance of any building*

- permits.*
9. *No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
 10. *All conditions of zoning shall appear on any plats or building plans created for the subject property.*
 11. *The screening materials for the roof mechanical equipment may be a different material than the primary façade. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.*
 12. *Outdoor storage shall be allowed on all parking lots and graded/gravel (GAB) portions of the site, provided adequate room is maintained for typical operating speeds of fire department equipment within an industrial site. Even though no transitional buffer is required, to the extent any storage area is within 150 feet from the right-of-way of Cornelia Highway (SR 365), it shall be screened by augmenting post-site development natural vegetation with two rows of staggered evergreen shrub and tree materials, with an installation height of no less than 6 feet, or other equivalent arrangement. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.*
 13. *The minimum and maximum number of parking spaces for passenger vehicles, truck tractors, and trailers for each tract shall be as determined to be necessary by the Owner. The extent and use of parking areas within each tract devoted to parking and the effective ratio of parking spaces per 1,000 square feet or other measure of building space may vary over time. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.*
 14. *Paving materials for parking (storage) areas shall include graded aggregate base (GAB). All driveways located within existing rights-of-way shall be paved with asphalt or concrete. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.*
 15. *The development may be exempt from interparcel access.*
 16. *Buildings may range from 1-5 stories and the maximum height shall not exceed 65 feet.*
 17. *Allowable building materials may include expanding/contracting tilt-up insulated panels that expand/contract with heating/cooling of the structure. These panels shall be allowed without facing block, brick, stucco or other material that would limit wall performance. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.*
 18. *There shall be an acceleration lane tying the existing facility entrance to the new facility entrance with a runway upon approval by the Georgia Department of Transportation (GDOT).*

25 **4767 E Reed Road | Rezone** | from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision** | Commission District 1 | **Cameron Henderson, applicant**

Mr. Lawhon introduced items 25 and 26, which were heard together. Ms.

Garmon discussed the items. Mr. Lawhon conducted the Public Hearing.

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

Favor:

- Steve Gilliam, 340 Jesse Jewell Parkway #300, Gainesville*

Opposition:

- Veronica Rodriguez, 4761 E Reed Road, Gainesville*

Commissioner Cooper/Commissioner Powell — approve with the nine (9) 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 14, 2025, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.*
- 3. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.*
- 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. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 6. All conditions of zoning shall be made part of any plats or construction plans*

created for the property.

7. A permanent access easement shall be granted and recorded to Hall County to allow for the continued public access to Platt Park, and the area where the monument sign is currently located as shown on the site plan dated August 12, 2024, and should also include access for the owner of tax parcel 15029 000017.
8. There shall be no more than two driveways for the development along E. Reed Road.
9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering. Improvements shall be at the developers expense.

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4767 E Reed Road | Use Subject to County Commission Approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax parcel 15029 000100 | **Proposed Use: 5-lot residential subdivision | Commission District 1 | Cameron Henderson, applicant**

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

Commissioner Cooper/Commissioner Powell — approve with the nine (9) 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 14, 2025, and as described in the project narrative received October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The property shall be subdivided into a maximum of five (5) single-family residential lots in accordance with the requirements of Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.9.1 of the Unified Development Code of Hall County.*
3. *Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.*
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. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 6. All conditions of zoning shall be made part of any plats or construction plans created for the property.*
- 7. A permanent access easement shall be granted and recorded to Hall County to allow for the continued public access to Platt Park, and the area where the monument sign is currently located as shown on the site plan dated August 12, 2024, and should also include access for the owner of tax parcel 15029 000017.*
- 8. There shall be no more than two driveways for the development along E. Reed Road.*
- 9. E Reed Road shall be improved to a 20 foot asphalt surface along the frontage of the subject property. Any right of way required for these improvements shall come from the subject property. Final design for road improvements shall be reviewed and approved by Hall County Engineering. Improvements shall be at the developers expense.*

County Administrator

Mr. Propes did not have any items to report.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Powell/Commissioner Cooper — adjourn at 6:37 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.