



**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](http://www.hallcounty.org)  
Thursday, June 12, 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 Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon*

**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 Kathy Cooper

**Public Comments**

*The following people addressed the Board:*

- *Mandy Harris, 1459 Douglas Drive, Gainesville*

### **Consent Agenda**

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — abstained*

*Motion passed.*

- 3 Approve the June 9, 2025 Work Session minutes.
- 4 Approve the June 9, 2025 Executive Session minutes.
- 5 Approve the June 9, 2025 Meeting minutes.
- 6 Approve the May 22, 2025 Voting Meeting minutes.
- 7 Approve the May 13-14, 2025 Board Retreat minutes.
- 8 Approve the award of IFB #004-46 Elevator Repair Services Annual Contract for Central Services to Summit Elevator, LLC of Senoia, GA. The estimated annual cost is \$67,349.00.
- 9 Approve the renewal of the annual contract for RFQ/P# 44-008 GPS/AVL Vehicle Tracking System for Fleet Maintenance to LB Technology, Inc. of Memphis, TN. The estimated annual cost is \$100,149.00.
- 10 Approve the renewal of the annual contract for RFQ #43-007 Demand Services for On-Call Electrical Contractors for various County departments to Capital City Electrical Services, LLC of Norcross, GA and DeHart & Hill Electric, Inc. of Cumming, GA. The estimated annual cost is \$643,432.00.
- 11 Approve the Intergovernmental Agreement with the Georgia Department of Corrections with regard to the state inmate subsidy at the Correctional Institution.
- 12 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and eight (8) to ten (10) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$61,157.10.

- 13 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$79,468.11.
- 14 Approve the ratification of the amended application and award of the 2025 Judicial Council American Rescue Plan Act Grant funding for the Northeastern Judicial Circuit to address case backlogs in the amount of \$129,569.00 and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No cash or in-kind match is required.
- 15 Approve the renewal of the annual contract for IFB #001-44 Bottle Water Services for various County departments to Fontis Water, Inc. of Marietta, GA. The estimated annual cost is \$65,118.00.
- 16 Approve the renewal of the annual contract for IFB #011-44 Uniform Purchases for various County departments to Strongpoint, LLC of Gainesville, GA and Uniforms Unlimited of Athens, GA. The estimated annual cost is \$140,939.00.
- 17 Approve the renewal of annual contract for RFQ #44-021 Demand Services for General Contractor Services for Hall County Projects for various County departments to Chattahoochee Group, Inc. of Clermont, GA, BM&K Construction, Inc. of Braselton, GA, Scroggs & Grizzel Contracting, Inc. of Clermont, GA, and Hogan Construction Group, LLC of Norcross, GA. The estimated annual cost is \$2,000,000.00.
- 18 Approve the declaration of surplus vehicles and equipment and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable, and authorize the Purchasing Division to upload for auction on GovDeals.com auction website, subject to review and approval by the County Attorney.
- 19 Approve the All Hazard-All Emergency Mutual Aid Assistance Memorandum of Agreement with the U.S. Army Garrison of Fort Benning, GA and State of Georgia Counties (Dawson, Fannin, Gilmer, Hall, Lumpkin, Union, and White).
- 20 Approve the purchase of tuition, books and fees for Paramedic and EMT Training Programs for Fire Rescue to Lanier Technical College of Gainesville, GA. The estimated cost is \$185,000.00.
- 21 Approve the award of IFB #006-46 Fire and EMS Uniform Supply Annual Contract for Fire Rescue to MES Service Company, LLC of Sandy Hook, CT, Strongpoint, LLC of Gainesville, GA, and North America Fire Equipment Co., Inc. (NAFECO) of Decatur, AL. The estimated annual cost is \$326,139.00.
- 22 Approve the renewal of annual contract for IFB #005-45 Firefighting Equipment for Fire Rescue to North America Fire Equipment Co., Inc. (NAFECO) of Decatur, AL. The estimated annual cost is \$275,000.00.
- 23 Approve the renewal of annual contract for IFB #002-45 Disposable EMS Supply for Fire Rescue to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is \$391,107.00.
- 24 Approve the Employment Agreement for Deputy Fire Chief of Administration.

- 25 Approve the Employment Agreement for Deputy Fire Chief of Operations.
- 26 Approve the FY 2026 annual contract renewal for property and casualty insurance brokers (Gallagher Bassett Services, Inc., and Arthur J. Gallagher Company), insurance program coverages, fees, and third party administrator (TPA) services in the amount of \$2,116,314.00; and authorize the Chairman to execute all related documents.
- 27 Approve the renewal of the annual contract for RFQ #42-026 Public Works & Utilities Program Management for Public Works & Utilities to Rochester & Associates, Inc. of Gainesville, GA. The estimated annual cost is \$600,000.00.
- 28 Approve the renewal of the annual contract for RFQ/P #45-004 Demand Services for On-Call Minor Resurfacing, Paving, and Sealcoating for Public Works & Utilities to Advanced Paving & Sealcoating Inc. of Gainesville, GA, Allied Paving Contractors, Inc. of Pendergrass, GA, Magnum Paving of Villa Rica, GA and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is \$136,000.00.
- 29 Approve the renewal of the annual contract for RFQ/P #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, Multiplex LLC of Duluth, GA, Simpson Trucking & Grading, Inc. of Gainesville, GA, and Strickland & Sons Pipeline, Inc. of Gainesville, GA. The estimated annual cost is \$3,000,000.00.
- 30 Approve the renewal of the annual contract for RFQ/P #45-015 Roll-Off Solid Waste Hauling Services for Public Works & Utilities to North GA Excavation Group, LLC of Lula, GA. The estimated annual cost is \$787,500.00.
- 31 Approve the renewal of the annual contract for RFQ/P #43-004 Sewer System Operations Service for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL. The estimated annual cost is \$1,229,559.00.
- 32 Approve the award of IFB #013-46 Front-End-Loader Hauling Services for the Resource Recovery Recycling Center to Peachtree Waste, LLC of Atlanta, GA. The estimated annual cost is \$225,000.00.
- 33 Approval and authorization for the Chairman to execute an Intergovernmental Agreement between Hall County and the City of Buford to provide sanitary sewage collection and treatment service for Hall County Tax Parcel 08154 000003 which consists of approximately 3.07 acres; authorization for Hall County to collect any and all sewer fees, subject to review and approval by the County Attorney. Commission District 1.
- 34 Approve the acceptance of \$1,553,009.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer and Sidewalks in Ponderosa Farm Phase II Subdivision. Commission District 1.
- 35 Approve the release of \$297,169.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Magnolia Station Phase II Subdivision. Commission District 3.
- 36 Approval and authorization for the Chairman to execute a resolution to approve and adopt both the Hall County Safe Streets for All Safety Action Plan and a goal of working towards zero traffic related deaths and serious injuries by 2050, and authorize the Chairman to execute any necessary documents, subject to review and approval by the County Attorney.

- 37 Approve the purchase one (1) Fully Equipped 2022 Chevrolet Tahoe Pursuit Vehicle for the Sheriff Office to Thomas J Madden and Assoc Inc. of Buford, GA, in the amount of \$72,000.00.
- 38 Approve the renewal of annual contract for IFB #001-45 Point Blank AXII-4 Ballistic Vests for the Sheriff's Office to Federal Eastern International, LLC (FEI) of Jacksonville, FL. The estimated annual cost is \$78,383.00.
- 39 Approve the award of IFB #010-46 Uniform Supply Annual Contract for Sheriff's Office to Uniforms Unlimited of Athens, GA, Strongpoint, LLC of Gainesville, GA, Federal Eastern International, LLC of Jacksonville, FL, Smyrna Police Distributors of Smyrna, GA, and T & T Uniforms, Inc. of Austell, GA. The estimated annual cost is \$121,254.00.
- 40 Approve the annual contract renewal for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is \$171,612.00.
- 41 Approve the annual contract renewal for nursing and mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated annual cost is \$2,250,000.00.
- 42 Approve the renewal of the annual contract for RFQ/P# 45-006 Inmate Food Services for the Hall County Jail to Kellwell Food Management of Beattyville, KY. The estimated annual cost is \$1,360,000.00.

#### **Other Business - Financial Services**

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

- 43 Present the proposed Fiscal Year 2026 Budget and Public Hearing.

*Mr. Lawhon introduced the item. Mr. Samples discussed the item. Mr. Lawhon conducted the Public Hearing.*

*There were no comments from the public.*

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

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

- 44 **4212 Roy Parks Road | Rezone** | from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility** | Commission District 3 | **Clean Eagle RNG, LLC, applicant** Note: Tabled at the February 27, 2025 Voting Meeting until the March 27, 2025 Voting Meeting. Note: Tabled at the March 27, 2025 Voting Meeting until the April 8, 2025 Voting Meeting. Note: Tabled at the April 8, 2025 Meeting until the May 8, 2025 Voting Meeting. Note: Tabled at the May 8, 2025 Meeting until the June 12, 2025 Voting Meeting.

*Mr. Lawhon introduced the item.*

*Commissioner Poole/Commissioner Stowe — approve removing item 44 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. Garmon discussed the item. Public Hearing was previously closed at the March 27, 2025 Voting Meeting.*

*Commissioner Poole/Commissioner Stowe — approve withdrawal of item 44— Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 45     **5962 Jim Crow Road | Amend Conditions of Zoning** | on a 1.42± acre tract located on the north side of Jim Crow Road approximately 252 feet from its intersection with Old Federal Road | Zoned PCD; Tax Parcel 08101 002002 | **Proposed Use: Expansion of services** | Commission District 2 | **Burton Outdoor Adventures c/o Jason Burton, applicant**

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

*The following people addressed the Board:*

*Favor:*

- Jason Burton, 5962 Jim Crow Road, Flowery Branch*

*Commissioner Powell/Commissioner Poole — approve with the six (6) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. The development is approved as generally shown on the submitted site plan dated January 28, 2025 and described in the project narrative dated March 10, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Any new lighting on the premises shall be of a non-spill type.*
- 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 a part of any plat created for the parcel.*
- 5. 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."*
- 6. A variance is granted from 20 feet to 10 feet to the buffer along the north, west, and east property lines around the proposed pond.*

**2905 McEver Road | Amend Conditions of Zoning |** in GCOD on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | **Proposed Use: Expansion of vehicle sales and vehicle repair, major |** Commission District 2 | **Fady Hanna, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Fady Hanna, 2905 McEver Road, Buford*

*Commissioner Powell/Commissioner Poole — approve with the ten (10) 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 development standards enforced at the time of site plan approval, modified as necessary for compliance with conditions herein.*
- 2. Hours of operation shall be Monday through Friday, 8:00 a.m. — 6:00 p.m., Saturday: 10:00 a.m. — 2:00 p.m., Sunday: closed.*
- 3. The maximum number of vehicles on site for sale and service shall not exceed fifty (50) or as otherwise limited by the number and location approved by the Fire Marshal and other applicable development standards per the Hall County Unified Development Code (UDC).*
- 4. All vehicles awaiting repair must be parked in designated spaces located on the southeast side of the property, as indicated on the submitted site plan dated February 13, 2025. No vehicles awaiting repair shall be parked in any spaces adjacent to McEver Road.*
- 5. All parking in the right-of-way of both the road and railroad is prohibited.*
- 6. Customer and employee parking shall be designated on site in accordance with the site plan submitted as part of the zoning application.*
- 7. No junk vehicles, scrap materials, or parts shall be stored in such a way as to be visible on the site. All materials utilized in the service of vehicles shall be stored in an enclosed building. No outside storage of equipment or materials is allowed. Additionally, no storage of boats or recreational vehicles shall be allowed on the property.*
- 8. Any change or additions to signage shall adhere to GCOD standards.*
- 9. 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 any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
10. *All conditions of zoning shall be made part of any plats created for the property.*

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**4396 & 4382 Friendship Road & 4436 Ridge Road | Amend Conditions of Zoning** | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | **Proposed Use: Convenience store with retail and self-storage** | Commission District 1 | **Sinndar Enterprises, Inc., applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Holt Persinger, 4525 South Lee Street, Buford*
- *Stephen Klee, 0 Ridge Road, Buford*

*Commissioner Cooper/Commissioner Powell — approve with the eleven (11) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

1. *Development is approved as generally shown on the concept plan received April 30, 2025, and described in the project narrative dated March 6, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *Hours of operation for the convenience store shall be 5:00 a.m. - 12:00 a.m., seven days a week.*
3. *Driveway placement and design shall be approved by the Georgia Department of Transportation (GDOT) and Hall County Engineering.*
4. *There shall be no outdoor storage.*
5. *An eight foot tall opaque wood fence with a ten foot landscape buffer shall be constructed along the western property line.*
6. *The buildings shall be no more than 3 stories above grade.*
7. *A 10 foot landscape buffer shall be required along the southern property line.*
8. *No 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 any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
  - 10. 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."*
  - 11. No parking spaces shall be designated immediately adjacent to the right-of-way of either Friendship Road or Ridge Road. The number of required parking spaces for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.*

48     **5707 Holiday Road | Amend Conditions of Zoning |** on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | **Proposed use: Vehicle sales, vehicle repair, and truck yard |** Commission District 2 | **Ayoub Botrus, applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Mina Botrus, 5707 Holiday Road, Buford*

*Commissioner Powell/Commissioner Stowe — approve with the eight (8) 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 revised April 28, 2025, and as described in the revised project narrative dated April 28, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The property shall be used for vehicle sales and vehicle repair only.*
- 3. The property is not approved for any rental of parking spaces, including those to be leased for truck parking.*
- 4. Customer, employee, and vehicle repair parking shall be provided as required by the Unified Development Code of Hall County per Table 8.1.1.*
- 5. The sales lot shall be limited to 141 parking spaces, with 26 spaces reserved for customer and employee parking.*
- 6. 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 of improvements necessary for the development.*
- 7. 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 any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
- 8. All conditions of zoning shall be made part of any plats created for the property.*

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**2505 Dana Circle | Rezone |** from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract located on the north side of Dana Circle at its intersection with Dana Drive | Zoned AR-1; Tax Parcel 15021A000036B | **Proposed Use: Vehicle sales |** Commission District 3 | **Tim Karas, applicant**

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

*conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Tim Karas, 2505 Dana Circle, Gainesville*

*Commissioner Poole/Commissioner Powell — approve with the eleven (11) 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 March 6, 2025, and as described in the project narrative dated March 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. There shall be no more than 43 parking spaces for the display and sale of vehicle and no more than 12 spaces for vehicles awaiting reconditioning as shown on the site plan dated March 6, 2025 and described in the project narrative dated March 18, 2025*
- 3. All vehicles awaiting reconditioning shall be stored behind the building on the area labeled as gravel parking as shown on the site plan dated March 6, 2025.*
- 4. 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 necessary associated costs of improvements. No towing or car transports over 14,000 pounds Gross Vehicle Weight ratings will be allowed on Dana Drive or Dana Circle.*
- 5. All signage shall comply with the Hall County Unified Development Code (UDC).*
- 6. 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, Fire Marshal, and Hall County Engineering.*
- 7. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 8. A 6 foot tall opaque fence shall be installed along the eastern property line abutting AR-1 zoning in addition to a 15 foot transitional buffer.*
- 9. A 30 foot front setback shall be maintained along Dana Circle and no parking shall be permitted within this setback.*
- 10. All parking areas shall be paved with asphalt or concrete.*
- 11. Any lighting on the premises shall be of a non-spill type.*

**5323 Thompson Bridge Road | Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B, GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | Commission District 2 | **John Cane, applicant**

*Mr. Lawhon introduced items 50, 51 and 52, which were heard together. Ms. Garmon discussed the items. Mr. Lawhon conducted the Public Hearing.*

*The following people addressed the Board regarding both items 50, 51 and 52:*

*Favor:*

- *John Cane, 3910 Overlake Drive, Cumming*

*Commissioner Powell/Commissioner Poole — 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 February 13, 2025, and as described in the project narrative dated February 13, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. A 25 foot wide undisturbed buffer adjacent to all residentially-zoned property shall be maintained. The existing landscaping 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 and approval of the landscape plan is subject to the Director of Planning and Zoning, or their designee.*
- 3. The total number of vehicles parked outside awaiting repair shall be limited to a total of 3.*
- 4. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs of improvements necessary for the development.*
- 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 any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
- 6. All conditions of zoning shall be made part of any plats created for the property.*

7. *Business hours shall be limited to Monday — Friday 8 a.m. to 6 p.m.*
8. *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."*
9. *No fuel sales shall be permitted.*

51 **5323 Thompson Bridge Road | Special Use |** Vehicle repair, major in GCOD | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | Commission District 2 | **John Cane, applicant**

*Items 50, 51 and 52 were heard together. See item 50 for public hearing details.*

*Commissioner Powell/Commissioner Poole — 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 February 13, 2025, and as described in the project narrative dated February 13, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *A 25 foot wide undisturbed buffer adjacent to all residentially-zoned property shall be maintained. The existing landscaping 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 and approval of the landscape plan is subject to the Director of Planning and Zoning, or their designee.*
3. *The total number of vehicles parked outside awaiting repair shall be limited to a total of 3.*
4. *Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs of improvements necessary for the development.*
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 any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*

- 6. All conditions of zoning shall be made part of any plats created for the property.*
- 7. Business hours shall be limited to Monday — Friday 8 a.m. to 6 p.m.*
- 8. 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."*
- 9. No fuel sales shall be permitted.*

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**5323 Thompson Bridge Road | Appeal a Planning Commission Decision for a Variance to Section 6.2 |** Gateway Corridor Overlay District (GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major |** Commission District 2 | **John Cane, applicant**

*Items 50, 51 and 52 were heard together. See item 50 for public hearing details.*

*Commissioner Powell/Commissioner Poole — approve appeal 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 February 13, 2025, and as described in the project narrative dated February 13, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. A 25 foot wide undisturbed buffer adjacent to all residentially-zoned property shall be maintained. The existing landscaping 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 and approval of the landscape plan is subject to the Director of Planning and Zoning, or their designee.*

3. *The total number of vehicles parked outside awaiting repair shall be limited to a total of 3.*
4. *Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs of improvements necessary for the development.*
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 any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
6. *All conditions of zoning shall be made part of any plats created for the property.*
7. *Business hours shall be limited to Monday — Friday 8 a.m. to 6 p.m.*
8. *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."*
9. *No fuel sales shall be permitted.*

### **Other Business - Tax Commissioner**

*Ken Jarrard of Jarrard & Davis addressed the Board.*

- 53      Approval and authorization for the Chairman to execute a resolution expressing support for the Tax Commissioner, requesting good faith cooperation by the Board of Assessors in addressing an illegitimate homestead exemption application filed on behalf of the Tax Commissioner Darla Eden, subject to review and approval by the County Attorney. NOTE: Tabled at the May 22, 2025 Voting Meeting until the June 12, 2025 Voting Meeting.



*Commissioner Stowe/Commissioner Poole — approve removing item 53 from the table — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — abstained*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Commissioner Stowe/Commissioner Powell — deny — Vote: 3 to 2*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — nay*

*Commissioner Poole — nay*

*Commissioner Stowe — aye*

*Motion passed.*

### **County Administrator**

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

- Thanked the Board of Commissioners for their leadership in the budget process.*
- Thanked Financial Services Director Taylor Samples, Financial Services staff and Department Directors for their work on the proposed budget.*

### **Commission Time**

*Commissioner Gregg Poole, District 3, allowed Mandy Harris to use his commission time to further discuss item 53.*

### **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 7:22 p.m. — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*