



**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, October 23, 2025 - 06:00 PM**

**Call to Order**

*Chairman Gibbs at 6:01 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 Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Interim County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson*

**Approve Agenda**

*Commissioner Poole/Commissioner Stowe — approve with an amendment to move items 23 & 24 to be heard following the Pledge — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

**Invocation**

1 Commissioner Gregg Poole

**Pledge**

2 Commissioner Kathy Cooper

- 23     **2400 Okelly Road | Rezone** | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 119± acre portion of a tract located on northeast side of Okelly Road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant**

*Mr. Anderson introduced items 23 and 24, which were heard together.*

*Commissioner Poole/Commissioner Stowe — approve tabling item 23 until the December 11, 2025 Voting Meeting pending site visits and fact finding of other similiar data centers — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 24     **2400 Okelly Road | Special Use** | on a 119± acre portion of a tract located on northeast side of Okelly road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant**

*Commissioner Poole/Commissioner Stowe — approve tabling item 24 until the December 11, 2025 Voting Meeting pending site visits and fact finding of other similiar data centers — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

### **Public Comments**

*The following people addressed the Board:*

- *Jodi White, 5166 Whitehall Road, Lula*

### **Consent Agenda**

*Commissioner Powell/Commissioner Stowe — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 3 Approve the October 20, 2025 Work Session minutes.
- 4 Approve the October 20, 2025 Executive Session minutes.
- 5 Approve the October 7, 2025 Voting Meeting minutes.
- 6 Approve the award of IFB #022-46 Wall Covering for Courthouse 1st, 2nd, and 3rd Floor for Central Services to Ashford Painting, LLC of Chamblee, GA, in the amount of \$147,619.34.
- 7 Approve the award of RFQ/P #46-021 Remodel of Hall County Government Center 3rd Floor for Central Services to Scroggs & Grizzel Contracting, Inc. of Clermont, GA, in the amount of \$1,609,000.00.
- 8 Approve the ratification of the 2026 Judicial Council American Rescue Plan Act Grant funding application for the Northeastern Judicial Circuit to address case backlogs in the amount of \$1,319,689.00, 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.
- 9 Approve the single source purchase of Audio/Video Updates to the Streaming System for Court Administration to S&L Integrated Systems, LLC of Thomasville, GA, in the amount of \$154,298.75.
- 10 Approve the annual contract renewal of Everbridge Mass Notification Alert System for Emergency Management to Everbridge, Inc. of Pasadena, CA, in the amount of \$64,914.71.
- 11 Approval and authorization for the Chairman to execute a resolution to amend the retiree health coverage policy; authorization for the Chairman to execute all additional documents necessary to effectuate the transaction, subject to the review and approval by the County Attorney.
- 12 Approve the Employment Agreement for the County Attorney.
- 13 Approve the single source purchase for the configuration and installation of the Hall County Voice Over Internet Protocol (VOIP) System for Management Information Systems (MIS) to RingCentral, Inc. of Belmont, CA, in the amount of \$239,512.00.

- 14 Approve the ratification of the application, award, and any further supplemental funding from the Criminal Justice Coordinating Council (CJCC) for the FY 2026 Children in Need of Services (CHINS) Grants Program for the Hall County Juvenile Court for \$100,000.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.
- 15 Approval and authorization for the Chairman to execute a Memorandum of Understanding between the Georgia Office of the Child Advocate (OCA) and Hall County Juvenile Court to receive Title IV-E funding to partially offset costs associated with providing high quality legal representation for children and parents in dependency and related court hearings in Hall County.
- 16 Approve the single source preventative maintenance agreement for large equipment repair services for Public Works & Utilities to Yancey Bros. Co. of Atlanta, GA. The estimated annual cost is \$160,000.00.
- 17 Approve the award of ITB #021-46 Athens Street Corridor Pedestrian Improvements for Public Works & Utilities to Backbone Infrastructure, LLC of Buford, GA, in the amount of \$1,915,434.05.
- 18 Approve the release of a \$1,005,962.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer and Sidewalks in Brightside Braselton Subdivision. Commission District 1.
- 19 Approve the acceptance of a \$955,962.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Brightside Braselton Subdivision. Commission District 1.
- 20 Approve the FY 2026 School Security Program annual agreement between Hall County and the Hall County Board of Education.
- 21 Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Accountability Court Funding FY 2026 Law Enforcement Competitive Grant for Treatment Services to expand the security presence at the Judicial Accountability Services building and provide transportation to residential treatment for current and prospective Accountability Court participants in the amount of \$31,460.00 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 is required.
- 22 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2022 Family Treatment Court Grant Program to provide funding for weekly meals, counseling, and transportation assistance for Hall County Family Treatment Court participants in the amount of \$40,680.00, 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 \$25,000.00 is required.

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

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

23 ~~2400 Okelly Road | Rezone | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 119± acre portion of a tract located on northeast side of Okelly Road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant**~~

*This item was moved and heard following the Pledge during the adoption of the agenda.*

24 ~~2400 Okelly Road | Special Use | on a 119± acre portion of a tract located on northeast side of Okelly road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant**~~

*This item was moved and heard following the Pledge during the adoption of the agenda.*

25 **5800 Lanier Islands Parkway | Rezone |** from Planned Commercial Development (PCD) to Light Industrial (I-1) | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | **Proposed use: Uses permitted in I-1** | Commission District 2 | **Center Capital Partners, LLC**

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

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

*Favor:*

- *Carla Walker, 340 Jesse Jewell Parkway, Suite 650, Gainesville*

*Commissioner Powell/Commissioner Stowe — approve with the fifteen (15) 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 submitted July 31, 2025, and as described in the project narrative dated July 31, 2025, 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. 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. Any repair or replacement fencing along Lanier Islands Parkway shall be decorative metal with regular brick columns no less than every fifty (50) feet. Replacement of fencing along all other property lines shall be constructed of standard wood fencing materials or vinyl-coated chain link with privacy slat inserts at a minimum but may also match the decorative metal fencing, at the owner's discretion.*
- 5. The fence must be properly maintained by the owner.*
- 6. The setback from Beards Road shall be 55 feet from the centerline of the right-of-way.*
- 7. Vehicle parking areas shall be paved with either asphalt or concrete.*
- 8. Any outdoor lighting on the premises shall be non-spill type.*
- 9. While inoperable vehicles as an ongoing storage activity is prohibited, it is anticipated that rental equipment might be in need of repair or decommissioning and may be stored on the site from time to time. Limited storage of those items is permitted, provided the equipment is not stored adjacent to Lanier Islands Parkway ("Holiday Road" as identified on the site plan) and is screened by an opaque fence a minimum of six (6) feet in height.*
- 10. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.*
- 11. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 12. There shall be no outdoor storage of construction materials along Lanier Islands Parkway ("Holiday Road" as identified on the site plan).*
- 13. The following uses shall be prohibited within the development:*
  - a. Cemetery, private*
  - b. Marina*
  - c. Commercial amusement indoor*
  - d. Concert hall, auditorium*
  - e. Indoor shooting range*
  - f. Hotels, motels*
  - g. Private morgues, mortuary, crematorium*
  - h. Psychic fortune teller*
  - i. Pawn shop, pawn broker, title pawn, title loan, check cashing*
  - j. Smoke or vape shop*
  - k. Truck stop*
  - l. All craft manufacturing*
  - m. Truck terminal*
  - n. All self-service storage*
  - o. All warehouse and distribution*
  - p. All waste related services*

- q. *Composting of organic materials*
- r. *Junk or salvage vehicles*
- 14. *The development will be allowed 10 customer parking spaces as identified on the site plan to be located between the principal building and the street.*
- 15. *The hours of operation shall be limited to Monday through Friday 6:00 am to 5:00 pm.*

26 **5800 Lanier Islands Parkway | Special Use |** on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | **Proposed use: Outdoor storage, vehicles sale, and vehicle repair, major** | Commission District 2 | **Center Capital Partners, LLC**

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

*Commissioner Powell/Commissioner Stowe — approve with the fifteen (15) 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 submitted July 31, 2025, and as described in the project narrative dated July 31, 2025, 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. 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. *Any repair or replacement fencing along Lanier Islands Parkway shall be decorative metal with regular brick columns no less than every fifty (50) feet. Replacement of fencing along all other property lines shall be constructed of standard wood fencing materials or vinyl-coated chain link*

- with privacy slat inserts at a minimum but may also match the decorative metal fencing, at the owner's discretion.*
- 5. The fence must be properly maintained by the owner.*
  - 6. The setback from Beards Road shall be 55 feet from the centerline of the right-of-way.*
  - 7. Vehicle parking areas shall be paved with either asphalt or concrete.*
  - 8. Any outdoor lighting on the premises shall be non-spill type.*
  - 9. While inoperable vehicles as an ongoing storage activity is prohibited, it is anticipated that rental equipment might be in need of repair or decommissioning and may be stored on the site from time to time. Limited storage of those items is permitted, provided the equipment is not stored adjacent to Lanier Islands Parkway ("Holiday Road" as identified on the site plan) and is screened by an opaque fence a minimum of six (6) feet in height.*
  - 10. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.*
  - 11. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
  - 12. There shall be no outdoor storage of construction materials along Lanier Islands Parkway ("Holiday Road" as identified on the site plan).*
  - 13. The following uses shall be prohibited within the development:*
    - a. Cemetery, private*
    - b. Marina*
    - c. Commercial amusement indoor*
    - d. Concert hall, auditorium*
    - e. Indoor shooting range*
    - f. Hotels, motels*
    - g. Private morgues, mortuary, crematorium*
    - h. Psychic fortune teller*
    - i. Pawn shop, pawn broker, title pawn, title loan, check cashing*
    - j. Smoke or vape shop*
    - k. Truck stop*
    - l. All craft manufacturing*
    - m. Truck terminal*
    - n. All self-service storage*
    - o. All warehouse and distribution*
    - p. All waste related services*
    - q. Composting of organic materials*
    - r. Junk or salvage vehicles*
  - 14. The development will be allowed 10 customer parking spaces as identified on the site plan to be located between the principal building and the street.*
  - 15. The hours of operation shall be limited to Monday through Friday 6:00 am to 5:00 pm.*

27      **5019 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) and Residential 1 (R-1) to Light Industrial (I-1) | on an 84.35± acre tract located on the northwest side of Cagle Mill Road, approximately 1,890 feet from its intersection with Julian Baugh Road | Zoned AR-1 & R-1; Tax Parcel 15007 000206A | **Proposed use: Uses permitted in I-1** | Commission District 3 | **NCP Holdings, LLC, applicant**

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



*conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Ed Myers, 752 Chattahoochee Place, Gainesville*

*Opposition:*

- *Jodi White, 5166 Whitehall Road, Lula*

*Commissioner Poole/Commissioner Stowe — approve with the twenty (20) 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 September 19, 2025, and as described in the project narrative dated May 27, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *Access to the property 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.*
3. *All buildings within Phase 2 of the development shall be limited to a total of 600,000 square feet.*
4. *A 100 foot undisturbed natural vegetative stream buffer and 150 foot impervious setback as measured from the edges of the bank shall be applicable to the North Oconee River only. All other streams shall maintain a 50 foot undisturbed natural vegetative stream buffer and 75 foot impervious setback, as measured from the edges of the stream bank.*
5. *During construction, the developer shall install additional erosion and sediment control measures to protect the streams and all of the properties downstream from the development. These measures must be monitored and approved by the Hall County Engineering Department.*
6. *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."*

7. *Tilt up concrete construction and TPO roof systems shall be allowed but all buildings shall be constructed with neutral exterior colors as approved by the Director of Planning and Zoning, or their designee.*
8. *Architectural roof panels shall be allowed with the color being approved by the Director of Planning and Zoning, or their designee.*
9. *The applicant must satisfy public water and Hall County sewer requirements prior to final plat approval or development of any individual lots.*
10. *The appropriate land disturbance permit and building permit prior to commencing the land use.*
11. *Restrictive covenants for the development shall be recorded prior to release of final plat.*
12. *Front building setbacks along Cagle Mill Road shall be as shown on the site plan dated September 19, 2025 and noted as "zoning buffers."*
13. *Parking space requirements and parking lot design shall meet current guidelines of the Hall County Unified Development Code at the time of development.*
14. *Development shall occur via a phased development review process and phased land disturbance permit process so as to reduce erosion. The applicant shall provide phase lines on the submitted plans at the time of LDP application.*
15. *The applicant shall submit all NPDES reports on a timely basis to the Georgia EPD and shall submit copies of all such reports to the County Engineer at the time of their submission to EPD.*
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 the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.*
17. *All conditions of zoning shall be made part of any plats or plans created for the property.*
18. *An undisturbed zoning buffer shall be maintained as depicted on the submitted site plan dated September 19, 2025. Areas within the buffer that are sparsely vegetated shall be supplemented with additional plantings, with final review and approval subject to the Director of Planning and Zoning or their designee.*
19. *There shall be no emergency access from Cagle Mill Road unless required by the Fire Marshal or Fire Code.*
20. *There shall be a maximum of three (3) buildings. The proposed building #3 shall be removed entirely from site plan. There shall be a 150 foot buffer with planted trees adjacent to parcel #15007 000185.*

28

**4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Amend**

**Conditions** | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | **Proposed use: Uses permitted in I-1** | Commission District 3 | **NCP Holdings, LLC, applicant**

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

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 29 **5481 & 5489 Technology Parkway | Amend Conditions |** on a combined 17.08± acre tract located on the southeast side of Technology Parkway at its intersection with High Tech Drive | Zoned I-2; Tax Parcels 15028F000006 & 15028F000007 | **Proposed use: Storage lot | Commission District 1 | Top-End Motor Storage, LLC., applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Keith Pugh, 929 Brenau Point Drive, Gainesville*
- *Ray Pastoric, 6037 Allee Way, Braselton*

*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. *Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated August 1, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *A storage lot is permitted as shown in the submitted site plan with a maximum of nine parking spaces for tractor trailer parking.*
3. *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.*

- 4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 5. An 8 foot solid opaque fence shall be installed along the property lines abutting residentially-zoned properties. There shall also be a 50 foot undisturbed buffer installed along the property lines abutting residentially-zoned properties.*
- 6. An 8 foot high opaque fence shall be installed around the perimeter of the outdoor storage area as shown on the submitted site plan dated December 6, 2024.*
- 7. The request for further subdivision of the lots is denied. Any further subdivision of the lots will require approval of a special use in a separate application.*
- 8. The following uses shall be prohibited within the development:*
  - a. Marina*
  - b. Adult establishment*
  - c. Adult care centers*
  - d. Private morgues, mortuary, crematorium*
  - e. Psychic fortune teller*
  - f. Pawn shop, pawn broker, title pawn, title loan, check cashing*
  - g. Smoke or vape shop*
  - h. No outdoor storage of junk or salvage vehicles*
- 9. There shall be no refrigerated tractor trailers trucks allowed onsite.*

30     **4797 Plainview Road | Rezone** | from Residential 1 (R-1) to Light Industrial (I-1) | on a 4.40± acre tract located on the east side of Plainview Road at its intersection with Thurmon Tanner Parkway | Zoned R-1; Tax Parcel 08051 001022 | **Proposed use: Convenience store with fuel sales** | Commission District 1 | **LJA Engineering, Inc., applicant**

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

*The following people addressed the Board:*

*Favor:*

- *Terry Boomer, 130 East Main Street, Canton*

*Commissioner Cooper/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 August 22, 2025, and as described in the Letter of Intent dated July 30, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *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 the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.*
3. *All conditions of zoning shall be made part of any plats or plans created for the property.*
4. *The following uses shall be prohibited within the development:*
  - a. *Cemetery, private*
  - b. *Marina*
  - c. *Commercial amusement indoor*
  - d. *Concert hall, auditorium*
  - e. *Indoor shooting range*
  - f. *Hotels, motels*
  - g. *Private morgues, mortuary, crematorium*
  - h. *Psychic fortune teller*
  - i. *Pawn shop, pawn broker, title pawn, title loan, check cashing*
  - j. *Smoke or vape shop*
  - k. *Boat and recreational vehicle sales, rental or service*
  - l. *Truck stop*
  - m. *Vehicle sales, rental or auction*
  - n. *Vehicle repair, minor*
  - o. *Vehicle repair, major*
  - p. *All craft manufacturing*
  - q. *All storage lots*
  - r. *Storage of soil, mulch, or lumber, including the splitting of logs*
  - s. *Truck terminal*
  - t. *Truck yard*
  - u. *All self-service storage*
  - v. *All warehouse and distribution*
  - w. *All waste related services*
  - x. *Composting of organic materials*
  - y. *Outdoor storage, major*
  - z. *Outdoor storage, minor*

### **County Administrator**

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

- *Hall County Offices will be closed on Tuesday, November 11, 2025 in observance of the Veterans Day holiday.*
- *Stated that Early Voting is now underway and will continue thru October 31, 2025. For questions about early voting or access to your ballot proof, visit the Elections page on the Hall County website.*

## **Commission Time**

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

- *Beth Garmon (Hall County)*

*Commissioner Jeff Stowe, District 4, expressed condolences to the family of former Gainesville Mayor and Councilman Danny Dunagan as he passed away this week. Commissioner Stowe requested a moment of silence in remembrance of Mr. Dunagan.*

*Chairman David Gibbs also expressed condolences for former Gainesville Mayor and Councilman Danny Dunagan as he passed away this week.*

## **Adjourn**

*Chairman Gibbs/Commissioner Stowe — adjourn at 6:51 p.m. — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*