



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, December 11, 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 Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Approve Agenda

Commissioner Powell/Commissioner Stowe — 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 Jeff Stowe

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Maribeth Kennedy, 3669 Downing Way, Gainesville*

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamation.

3 Approve the proclamation recognizing Janet Audrey Loyd's retirement after 21 years of service to Hall County, Georgia.

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.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — recused

Motion passed.

4 Approve the December 8, 2025 Executive Session minutes.

5 Approve the December 8, 2025 Work Session minutes.

6 Approve the November 18, 2025 Meeting minutes.

7 Approve the November 13, 2025 Voting Meeting minutes.

8 Approve the November 5-6, 2025 Board Retreat minutes.

- 9 Approve the appointment of Matt Hamby to the Lula Development Authority to serve an unexpired term to September 25, 2027. Commission Districts 1, 2, 3 & 4.
- 10 Approve the award of IFB #023-46 Low Voltage Cabling Installation - Hall County Government Center 3rd Floor Renovation Project for Management Information Systems (MIS) and Central Services to Busker Communications of Gainesville, GA, in the amount of \$62,905.75.
- 11 Approve the purchase of furniture, fixtures and equipment (FF&E) for the Hall County Government Center 3rd Floor Renovation Project to Impact Office Interiors, Inc. of Griffin, GA, in the amount of \$546,692.62.
- 12 Approve the FY 2026 single source agreement for Kofile Technologies, Inc. to provide real estate historical record preservation services to the Clerk of Superior and State Courts. The estimated annual cost not to exceed \$150,000.00.
- 13 Approve the purchase of furniture, fixtures and equipment (FF&E) for the East Hall Library addition to the East Hall Community Center to Impact Office Interiors, Inc. of Griffin, GA, in the amount of \$120,820.44.
- 14 Approve the 2026 business license renewal for The Venue at Country Place Farm, LLC, located at 3266 Chestatee Road, Gainesville, GA 30506. The owner is The Venue at Country Place Farm, LLC. Commission District 2.
- 15 Approve the 2026 business license renewal for LL Farm, located at 5586 Ransom Free Road, Clermont, GA 30527. The business owner is L L Farm 2011, LLC. Commission District 3.
- 16 Approve the 2026 business license renewal for Calvary Station, LLC located at 1563 Calvary Church Road, Gainesville, GA 30507. The business owner is Calvary Station, LLC. Commission District 4.
- 17 Approve the purchase and installation of eight (8) Liebert APS Uninterrupted Power Supply (UPS) systems and associated accessories for E-911 to SHI International Corp. of Somerset, NJ, in the amount of \$288,568.80.
- 18 Approve the annual contract renewal of sole source contract #031-45 Emergency Medical Pharmaceutical Supplies & Services for Fire Rescue to Northeast Georgia Medical Center, Inc. of Gainesville, GA. The estimated annual cost is \$80,000.00.
- 19 Approve the renewal of the annual contract for RFQ/P #43-015 EMS Billing and Collection Services for Fire Rescue to Ditech Computer, LLC of Chappaqua, NY. The estimated annual cost is \$302,099.00.
- 20 Approve the renewal of the Third Party Administrator (TPA) and Excess Worker's Compensation for plan year 2026 with Arthur J. Gallagher Risk Management Services, Inc., of Atlanta, GA, and Gallagher Bassett Services, Inc., of Rolling Meadows, IL. The estimated cost is \$423,262.00; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney.

- 21 Approve the request from Chattahoochee River Keeper for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$1,500.00) for approximately 25 tons of trash to be collected during the Sweep the Hooch event scheduled for March 21, 2026.
- 22 Approve the resurfacing list for the Georgia Department of Transportation (GDOT) FY 2026 Local Maintenance Improvement Grant (LMIG) application for 8.13 miles of road resurfacing on eighteen (18) various County roads, in the amount of \$3,496,097.00.
- 23 Approve the award of Task Order #2026-023 Design & Engineering Services for New Entrance & Traffic Flow at the Hall County Landfill for Public Works & Utilities to Kimley-Horn and Associates, Inc. of Raleigh, NC, in the amount of \$166,000.00.
- 24 Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.027 acres of real property located at Lights Ferry Road and McEver Road by the Flowery Branch McEver, LLC. for right-of-way related to the Lights Ferry Road and McEver Road Roundabout project, and authorization the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.
- 25 Approval and authorization for the Chairman to execute a Utility Relocation Agreement between Hall County and Georgia Power Company regarding the relocation of utility poles for the Lights Ferry Road and McEver Road Roundabout Project, subject to review and approval by the County Attorney. The estimated cost is \$139,379.00.
- 26 Approval and authorization for the Chairman to execute a Right of Entry Agreement with the Georgia Ports Authority pertaining to real property located at 3315 White Sulphur Road (Parcel No. 15019 000658) necessary for construction related to the White Sulphur Road Phase II realignment project, subject to review and approval of the County Attorney.
- 27 Approve the award of IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities to Wilson Construction Management, LLC of Norcross, GA, in the amount of \$8,408,362.50.
- 28 Approve the release of a \$203,984.00 Irrevocable Letter of Credit for streets, stormwater management facilities and sidewalks in Marina Bay Phase 11 subdivision. Commission District 2.
- 29 Approve the purchase of a new 2025 Ford F-350 HERO truck for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$130,211.00.
- 30 Approve the award of Task Order #2026-022 Firing Range Improvements for the Sheriff's Office to Simpson Trucking & Grading, Inc. of Gainesville, GA, in the amount of \$759,158.00.

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

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

31 **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** NOTE: Tabled at the October 23, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.

Mr. Anderson introduced items 31 and 32.

Commissioner Stowe/Commissioner Powell — approve removing item 31 from the table — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the items.

Commissioner Poole/Chairman Gibbs — approve tabling item 31 until the January 22, 2026 Voting Meeting — Vote: 2 to 3

Commissioner Cooper — nay

Commissioner Powell — nay

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion failed.

Mr. Anderson conducted the Public Hearing. The following people addressed the Board:

Favor:

- *Chris Hoag, 1210 Thompson Bridge Road, Gainesville*

Opposition:

- *Ricki Hagen, 6455 Wildwood Trail, Flowery Branch*
- *Renee Gerrell, 493 Piedmont Court, Gainesville*
- *Virginia Martin, 5355 Elliott Crossing, Gainesville*
- *Krista Lay, 3605 Lodgehaven Circle, Gainesville*
- *Corey Williamson, 4405 North Gate Drive, Gainesville*
- *Janna McClure, 4044 Boulder Place, Flowery Branch*

- *Louis Miller, 4592 Lakeview Lane, Gainesville*
- *Vickie Kanady, 5315 H Thomas Road, Gainesville*
- *Elizabeth Lucier, 2311 Crest Village Circle, Flowery Branch*
- *Kathy Amos, 721 Cressview Terrace, Gainesville*

Commissioner Powell/Commissioner Stowe — approve with the three (3) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *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.*
2. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
3. *The site plan submitted shall be subject to approval by the Director of Planning & Zoning.*

32 **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**
NOTE: Tabled at the October 23, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.

Commissioner Powell/Commissioner Stowe — approve removing item 32 from the table — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — approve withdrawal of item 32 — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

33 **5111 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) 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 44 townhomes to a PRD |** Commission District 1 | **Steven P. Gilliam, applicant** NOTE: Tabled at the November 13, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.

Mr. Anderson introduced the item.

Commissioner Cooper/Commissioner Powell — approve removing item 33 from the table — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item. Mr. Anderson conducted the Public Hearing. The following people addressed the Board:

Favor:

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

Opposition:

- *Korey Anderson, 5179 Stately Oaks Drive, Flowery Branch*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*
- *Virginia Martin, 5355 Elliott Crossing, Gainesville*

Commissioner Cooper/Commissioner Powell — approve with the twenty-seven (27) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The minimum heated floor area (HFA) of each residential unit shall be 1,800 square feet.*
3. *Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.*
4. *All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.*
5. *The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.*
6. *The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.*
7. *The development shall be limited to a maximum of two (2) model homes prior to approval and recording of the final plat. Model home permits may be issued prior to final plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to final plat recording.*
8. *There shall be a mandatory Homeowners' Association (HOA).*
9. *All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).*
10. *All roadways within the development shall be designated as private and shall be privately maintained by a Homeowners' Association (HOA). All roads shall be designed and constructed to Hall County standards.*

11. *The developer shall be responsible for all obtaining the necessary permits as well as all costs associated with the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway) per the traffic impact study recommendations.*
12. *All stream buffers must be fully within the Homeowners' Association (HOA) common space and shall not be included on any individual residential building lot.*
13. *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.*
14. *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."*
15. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
16. *Buildings shall have no more than 6 units per building. Each building shall be staggered a minimum of 4 feet from the front setback of adjacent buildings.*
17. *The subject property shall be limited to a maximum of 38 townhome units.*
18. *All residential driveways shall measure no less than 20 feet from back of right-of-way.*
19. *There shall be a total of 12 guest parking spaces provided as shown on the site plan dated August 23, 2024.*
20. *The cluster mailbox unit shall have no less than 6 parking spaces.*
21. *Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.*
22. *One construction trailer is permitted, provided the conditions of the Hall County Unified Development Code are met.*
23. *The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.*
24. *A 50 foot undisturbed buffer shall be maintained along the property line of tax parcel 15038 000010.*
25. *The developer shall install and maintain a 6 foot high privacy fence or a 6 foot high vinyl coated chain link fence adjacent to the required 50 foot undisturbed buffer. The fence shall be located along the interior edge of the undisturbed buffer.*
26. *The detention pond at the rear of the property shall be designed to avoid directing stormwater runoff towards tax parcel 15038 000010.*
27. *A stormwater management report is required that documents no increases or decreases in stormwater runoff to adjacent properties or modifications to the existing runoff patterns.*

34

4745 Cagle Mill Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) | on a 10.57± acre portion of a tract located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007 000254(pt) | **Proposed Use: Industrial uses** | Commission District 3 | **BCBTR, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.

Mr. Anderson introduced the item.

Commissioner Powell/Commissioner Stowe — approve removing item 34 from the table — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item. Mr. Anderson conducted the Public Hearing. The following people addressed the Board:

Favor:

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

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Randy Drew, 5010 Cagle Mill Road, Lula*
- *Sheryl Hutchinson, 7126 Barkers Bend Drive, Murrayville*
- *Ricki Hagen, 6455 Wildwood Trail, Flowery Branch*
- *Kara Cagle, 1152 Riverside Drive, Gainesville*

Commissioner Poole/Chairman Gibbs — deny — Vote: 2 to 3

Commissioner Cooper — nay

Commissioner Powell — nay

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion failed.

Commissioner Stowe/Commissioner Powell — approve with the ten (10) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated February 7, 2025, and as described in the project narrative dated March 31, 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. *If roads inside the development are to be maintained by Hall County, the following standard shall apply:*
 - a. *All proposed roundabouts must meet Hall County Fire Rescue requirements, as well as allow for school buses to turn around without reversing.*
4. *Any use considered a special use under the Gateway Corridor Overlay District code section is not inherently approved and shall require further action by the board at such time of request. This shall include but not be limited to the following uses: car wash, outdoor storage, outdoor recreation, self-storage warehouse, truck stop, truck terminal, truck yard, vehicle repair, and vehicle sales.*
5. *The proposed five trailer storage spaces may only be used for fleet parking of future on-site businesses, and should be adequately screened per Gateway Corridor Overlay District standards. Final review and approval of screening is subject to the Director of Planning and Zoning, or their designee.*
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. *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.*
8. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
9. *All building elevations shall comply with GCOD standards. Colors and*

material shall be subject to final review and approval of the Director of Planning and Zoning, or their designee.

10. *Parking spaces may be designated immediately adjacent to the right-of-way of Cornelia Highway. 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.*

35 **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road at its intersection with Noah Martin Drive | Zoned AR-1; Tax Parcels 15007 000254(pt), 15019 000114 & 000043 | **Proposed Use: 323-unit residential development |** Commission District 3 | **BCBTR, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.

Mr. Anderson introduced the item.

Commissioner Stowe/Commissioner Powell — approve removing item 35 from the table — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item. Mr. Anderson conducted the Public Hearing. The following people addressed the Board:

Favor:

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

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Janet Harnett, 3410 Sweet Plum Trace, Gainesville*
- *Randy Drew, 5010 Cagle Mill Road, Lula*
- *Cheryl Woodall, Indian Hawthorne Ridge, Gainesville*
- *Lee McMichael, 5429 Whitehall Road, Lula*
- *Ricki Hagen, 6455 Wildwood Trail, Flowery Branch*

Commissioner Poole/Chairman Gibbs — deny — Vote: 2 to 3

Commissioner Cooper — nay

Commissioner Powell — nay

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion failed.

Commissioner Stowe/Commissioner Powell — approve with the twenty (20) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated May 29, 2025, and as described in the project narrative dated March 31, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be limited to 217 detached single-family residences and 106 townhomes.*
3. *The minimum heated floor area (HFA) for the townhomes shall be 1,500 square feet and 2,100 square feet for the single-family detached homes.*
4. *All single-family homes and townhomes shall provide two-car garages in addition to driveways that can accommodate two parked cars side by side. Garages may be front or rear-loaded.*
5. *Amenities including walking trails, parks, pool and cabana, and mail kiosks shall be completed prior to the issuance of fifty percent (50%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.*
6. *The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.*
7. *Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.*
8. *If roads inside the development are to be maintained by Hall County, the following standards shall apply:*
 - a. *The parallel parking depicted at the entrance on Cagle Mill Road will be*

considered with final review and approval subject to Hall County Fire Marshal. Parallel parking areas will not be maintained by Hall County and this should be noted on the final plat for any phase of the development.

- b. All proposed roundabouts must meet Hall County Fire Rescue requirements, as well as allow for school buses to turn around without reversing.
- c. For Hall County to accept into maintenance that portion of proposed road from State Route 365 to the roundabout closest to the proposed clubhouse, the developer shall be responsible for cost and coordination of the following:
 - i. Review and approval of all bridge design plan by Hall County's third-party structural engineer.
 - ii. Construction CQA, inspections, and all material testing reports for bridge construction by Hall County's third-party structural engineer.
 1. Procurement for i. & ii. will be attained using Hall County On-Call Engineering Contract. Fees will be due prior to the issuance of any land disturbance permits.
9. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
11. 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."
12. No variances or development exceptions are granted as part of this request.
13. All conditions of zoning shall be made part of any plat or plans created for the property.
14. No townhome lot shall be less than 2,000 square feet and no single family detached lot shall be less than 8,000 square feet.
15. The main entrance road from Cornelia Highway shall be constructed up to the clubhouse, available for use, and open to the public prior to the issuance of any building permits for homes or amenities within the development.
16. Prior to the issuance of the 121st residential building permit, a second entrance for emergency access must be constructed. Prior to the issuance of the 151st residential building permit, a second full access entrance shall be constructed. The applicant shall have the option of limiting one of the entrances at Cagle Road to emergency access only or maintaining both as full access.
17. The gravel section of Cagle Mill Road (beginning north of tax parcel 15019 000041A and extending to meet the existing paved roadway of Cagle Mill Road) shall be improved to the same condition of the existing paved Cagle Mill Road to support the proposed development and shall meet Hall County

Standards. Final review and approval is subject to Hall County Engineering and Fire Marshal. All improvements and costs associated with these improvements shall be the responsibility of the developer and coordinated with Hall County Traffic Engineering for compliance.

18. *There shall be a 50 foot undisturbed buffer installed along the right-of-way of Cagle Mill Road.*
19. *The developer shall contribute up to a maximum of \$1,078,000.00 toward paving improvements to Cagle Mill Road, specifically from Whitehall Road to the existing paved section of Cagle Mill Road. If the total final project costs are less than the \$1,078,000.00, any excess contribution will be returned to the developer. The contribution will be paid in two installments: 1) a 50% contribution will be made when the 120th unit building permit is requested; and 2) the remaining contribution will be made when the 240th unit building permit is requested. The developer shall dedicate the necessary right-of-way along their property's frontage at Cagle Mill Road to achieve 55-foot of right-of-way. The amount of right-of-way to be dedicated shall be contingent on any required improvements shown on the development plans as approved by Hall County Public Works.*
20. *No building permits for the proposed development may be issued during calendar year 2026. No more than 50 building permits may be issued in calendar year 2027, and no more than 100 building permits may be issued in calendar year 2028 for the full development. The remaining balance may be issued in 2029. Any unused permit allocations from any year may be carried forward and added to the allowable number of permits in the following year.*

The Board took a recess between 8:32 pm and 8:40 pm.

36 **3271 & 3270 Buffington Farm Road | Amend Conditions** | on a 55.54± acre tract located on the east and west sides of Buffington Farm Road approximately 520 feet from its intersection with Water Lily Drive | Zoned PRD & AR-1; Tax Parcels 09106 000001A & 09106 000005 | **Proposed Use: Residential subdivision** | Commission District 3 | **Rochester** | **DCCM, applicant**

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

Commissioner Poole/Commissioner Stowe — approve withdrawal of item 36 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

37 **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1** | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | Commission District 4 | **Gerardo Vargas, applicant**

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

Commissioner Stowe/Commissioner Poole — approve withdrawal of item 37 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

38 **2632 Sardis Road | Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

Mr. Anderson introduced items 38, 39, 40 and 41. Ms. Ahmed discussed the items.

Commissioner Stowe/Commissioner Poole — approve tabling item 38 until the January 8, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — recused

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

39 **2632 Sardis Road | Special Use** | for outdoor storage, major in Mixed Use & Gateway Corridor Overlay District (GCOD) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & SS; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(see item 42 for motion tabling this item to the January 8, 2026 Voting Meeting)

40 **2632 Sardis Road | Variance to Section 5.4.2 |** from Mixed Use (M-U) standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(see item 42 for motion tabling this item to the January 8, 2026 Voting Meeting)

41 **2632 Sardis Road | Variance to Section 6.2 |** from Gateway Corridor Overlay District (GCOD) standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(see item 42 for motion tabling this item to the January 8, 2026 Voting Meeting)

42 **3608 Joe Chandler Road | Special Use |** for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant**

Mr. Anderson introduced items 42 and 43.

Commissioner Stowe/Commissioner Poole — amend previous motion to approve tabling items 38, 39, 40 & 41 until the January 8, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — recused

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed items 42 and 43.

Commissioner Poole/Commissioner Powell — approve tabling items 42 & 43 until the February 26, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

43 **3608 Joe Chandler Road | Variance from Section 7.7.3** | for the agri-entertainment event use standards | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant**

(see item 43 for motion tabling this item to the February 26, 2026 Voting Meeting)

44 **221 Highland Terrace | Variance to Section 5.5** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Generacion De Fe, applicant**

Mr. Anderson introduced items 44 and 45, which were heard together. Ms. Ahmed discussed the items.

Commissioner Stowe/Commissioner Poole — approve tabling items 44 & 45 until the January 8, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

45 **221 Highland Terrace | Variance to Section 8.1** | to reduce the required parking | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | **Proposed Use: Place of worship** | Commission District 4 | **Generacion De Fe, applicant**

(see item 44 for motion tabling this item to the January 8, 2026 Voting Meeting)

46 **5742 Bethel Road | Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 9.99± acre tract located on the north side of Bethel Road, approximately 642 feet from its intersection with Clark Road | Zoned PCFD; Tax parcel 12007 000009 | **Proposed use: Uses permitted in AR-1** | Commission District 3 | **Shaun Foudy, applicant**

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

The following people addressed the Board:

Favor:

- *Shaun Foudy, 5567 Wheeler Plantation Drive, Murrayville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

47 **5 Ray Street | Conditional Use** | expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | **Proposed use: Accessory dwelling unit** | Commission District 4 | **Jay McNair, applicant**

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

The following people addressed the Board:

Favor:

- *Jay McNair, 3928 Price Road, Gainesville*

Commissioner Stowe/Commissioner Powell — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The proposed expansion of the non-conforming use is approved as generally shown on the site plan entitled "Andres Hernandez Sierra", dated August 4, 2025, and described in the project narrative modified as necessary for compliance with development standards enforced at the time of site plan approval.*
2. *The expansion shall be compliant with any conditions related to the request.*
3. *A new plat must be submitted to Hall County Planning and Zoning for plat review reflecting the combination of Lots 44, 45, and 46 prior to the issuance of any building permits.*

48 **6421 Honeysuckle Lane | Variance to Section 6.1.6** | to reduce the minimum yards | on a 0.42± acre tract located on the east side of Honeysuckle Lane at its intersection with Cherrywood Trail | Zoned PRD; Tax Parcel 10011D000045 | **Proposed Use: Single-family residence** | Commission District 2 | **EcoStar Modular LLC, J. Allen Watterson, applicant**

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

The following people addressed the Board:

Favor:

- *Allen Watterson, 3636 Golden IVE Drive, Buford*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

49 **3424 Davis Bridge Road | Variance to Section 3.2 |** to reduce minimum yards | on a 3.36± acre tract located on the north side of Davis Bridge Road approximately 93 feet from its intersection with The Old Path | Zoned AR-1; Tax parcel 10063 000009 | **Proposed use: Residential addition |** Commission District 2 | **Marcos Aguilar, applicant**

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

The following people addressed the Board:

Favor:

- *Marcos Aguilar, 4008 Soapstone Lane, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

50 **2363 Whippoorwill Lane | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.14± acre tract located on the west side of Whippoorwill Lane approximately 835 feet from its intersection with Sportsman Club Rd | Zoned R-1; Tax Parcel 00109A000029 | **Proposed Use: Residential addition |** Commission District 4 | **Thomas Ryan & Vicki Beddingfield, applicant**

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

The following people addressed the Board:

Favor:

- Ryan Beddingfield, 2363 Whipporwill Lane, Gainesville
- Scott Greenough, 2357 Whipporwill Lane, Gainesville

Opposition:

- Sonya Garrett, 1436 Lakeshore Circle, Gainesville

Commissioner Stowe/Commissioner Powell — approve with the two (2) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Conditions:

1. The following variances are granted: a front yard setback from 30 feet to 25 feet, a left side yard setback from 10 feet to 7 feet, and a right side yard setback from 10 feet to 3 feet.
2. The applicant shall replant any trees that are removed for construction. Replacement tree height shall be between 10-15 feet with the tree species being subject to approval by Planning & Zoning.

51 **3568 Lakeview Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.28± acre tract located on the east side of Lakeview Drive approximately 475 feet from its intersection with Pinecrest Drive | Zoned R-1; Tax Parcel 09103A002073 | **Proposed Use: Accessory building** | Commission District 3 | **Leslie Moore, applicant**

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

The following people addressed the Board:

Favor:

- *Leslie Moore, 3568 Lakeview Drive, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

52 **7365 Bill Wilson Road | Variance to Section 7.8.3 | Accessory Dwelling Unit (ADU) standards | on a 5.20± acre tract located on the northwest side of Bill Wilson Road at its intersection with Pebble Ridge Drive | Zoned R-1-L; Tax Parcel 09056A000008 | Proposed Use: Accessory dwelling unit | Commission District 3 | Nedra Riddle, applicant**

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

The following people addressed the Board:

Favor:

- Nedra Riddle, 7365 Bill Wilson Road, Lula
- Oriana Black, 7365 Bill Wilson Road, Lula
- Jodi White, 5166 Whitehall Road, Lula
- Jill Cooper, 5125 Old Winder Highway, Braselton

Commissioner Poole/Commissioner Stowe — approve with the one (1) condition listed below — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Condition:

1. *There shall be an electrical inspection performed. All late fees associated with electrical inspection shall be waived.*

County Administrator

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

- *Hall County Offices will be closed on Wednesday, December 24, 2025, and Thursday, December 25, 2025, in observance of the Christmas holiday and Thursday, January 1, 2026, in observance of the New Years holiday.*
- *The next Board of Commissioners Work Session will be held on Monday, January 5, 2026 at 3:00 pm.*
- *The next Board of Commissioners Voting Meeting will be held on Thursday, January 8, 2026 at 6:00 pm.*
- *Wished everyone a Merry Christmas and a Happy New Year.*

Commission Time

Commissioner Kathy Cooper, District 1, wished everyone a Merry Christmas.

Commissioner Billy Powell, District 2, wished everyone a Merry Christmas.

Commissioner Gregg Poole, District 3, thanked Katie Ahmed for her hard work and effort at tonight's meeting. Also wished everyone a Merry Christmas.

Commissioner Jeff Stowe, District 4, wished everyone a Merry Christmas and a Happy New Year.

Chairman David Gibbs thanked everyone for being cordial.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 9:34p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.