



**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, May 28, 2026 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

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

Also present were Interim County Administrator John Gentry, Assistant County Administrator Casey Ramsey, 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 Cooper — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — rescind previous motion to approve agenda — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — remove item 18 from the consent agenda and place to be heard before item 38 — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — abstain

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — remove item 30 from the agenda — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — abstain

Commissioner Poole — abstain

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — approve agenda as amended — 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:

- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Jodi White, 5166 Whitehall Road, Lula*

Referencing the public comments made, Commissioner Poole clarified that appointments to the Impact Fee Stakeholder Committee are chosen by the individual commissioner, not the entire Board.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

- 3 Approve the proclamation recognizing Robin Crystal Jones retirement after 38 years of service to Hall County, GA.

Commissioner Cooper presented Robin Crystal Jones with the Proclamation.

Commissioner Cooper/Commissioner Powell — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 4 Approve the proclamation recognizing Burton Lee Sanders retirement after 42 years of service to Hall County, GA.

Commissioner Stowe presented Burt Sanders with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 5 Approve the proclamation proclaiming May 2026 as Building Safety Month.

Commissioner Powell presented Development Services Director Kristie Turner and staff with the Proclamation.

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.

- 6 Approve the proclamation recognizing Ernesto Escobar as the winner of the 6 years old and younger category of the Hall County 2026 National County Government Month Coloring Contest.

Commissioner Poole presented Gideon Crawford and Stella Marie Martucci with Proclamations.

Commissioner Poole/Commissioner Stowe — approve proclamations for items 6, 7 and 8 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 7 Approve the proclamation recognizing Gideon Crawford as the winner of the 7 to 9 years old category of the Hall County 2026 National County Government Month Coloring Contest.

(see item 6 for motion regarding this item)

- 8 Approve the proclamation recognizing Stella Marie Martucci as the winner of the 10 to 12 years old category of the Hall County 2026 National County Government Month Coloring Contest.

(see item 6 for motion regarding this item)

Consent Agenda

Commissioner Stowe/Commissioner Cooper — approve amended consent agenda — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 9 Approve the May 26, 2026 Work Session minutes.
- 10 Approve the May 26, 2026 Executive Session minutes.
- 11 Approve the May 14, 2026 Voting Meeting minutes.
- 12 Approve the May 14, 2026 Executive Session minutes.
- 13 Approve the May 14, 2026 Meeting minutes.
- 14 Approval and authorization for the Chairman to execute a commitment letter with Georgia's Rural Center to support and participate in the Georgia Grown Trail 52 initiative, subject to review and approval by the County Attorney.
- 15 Approve the appointment of Korey Anderson to the Impact Fee Stakeholder Advisory Committee. Commission District 1.
- 16 Approve the appointment of Cameron Henderson to the Impact Fee Stakeholder Advisory Committee. Commission District 1.
- 17 Approve the appointment of Charlie Hawkins to the Impact Fee Stakeholder Advisory Committee. Commission District 2.
- 18 ~~Approve the appointment of Chris Braswell to the Impact Fee Stakeholder Advisory Committee. Commission District 2.~~
- *This item was moved and heard before item 38 during the adoption of the agenda.*
- 19 Approve the appointment of Beverly Filson to the Impact Fee Stakeholder Advisory Committee. Commission District 4.
- 20 Approve the appointment of Cooper Embry to the Impact Fee Stakeholder Advisory Committee. Commission District 4.
- 21 Approve the annual contract renewal for RFQ/P #44-030 Demand Services for On-Call Roofing Installation and Repairs for Central Services to Core Roofing Systems, LLC of Alpharetta, GA, Exterior Solutions of Georgia, LLC (dba Bone Dry Roofing Company) of Bogart, GA, and Roof Technology Partners, LLC of Woodstock, GA. The estimated annual cost is \$2,306,613.00.

- 22 Approval and authorization for the Chairman to execute a resolution approving the execution of an intergovernmental agreement with Banks County, GA regarding their continued use of existing 4.9gHZ Public Safety Radio licenses and associated infrastructure located within Hall County and approving the submittal of an FCC application by Hall County, GA for Radio Service Authorization on the behalf of Banks County, GA, subject to review and approval by the County Attorney.
- 23 Approve the renewal of the annual contract for IFB #008-45 Inmate Clothing & Related Items Supply for the Correctional Institution and Jail to Bob Barker Company, Inc. of Fuquay-Varina, NC, Hard Time Products, LLC of Rome, GA and Victory Supply, Inc. of Mount Pleasant, TN. The estimated annual cost is \$62,073.00.
- 24 Approve the renewal of annual contract for IFB #008-46 Prescription and Over-the-Counter (OTC) Sundry Drugs for the Correctional Institution and Jail to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is \$358,810.00.
- 25 Approve the renewal of annual contract for IFB #012-46 Waste-Refuse Collection Services for various County departments to Red Oak Sanitation, LLC of Cumming, GA. The estimated annual cost is \$125,595.00.
- 26 Approve the renewal of annual contract for IFB #033-45 Overhead Door Maintenance & Repair Services for various County departments for Top Notch Dock & Door of Flowery Branch, GA. The estimated annual cost is \$137,972.00.
- 27 Approve the renewal of annual contract for RFQ/P #46-004 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, The Dickerson Group, Inc. of Lawrenceville, GA, Lagniappe Development Co., Inc. of Buford, GA, and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is \$167,487.00.
- 28 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 \$212,943.00.
- 29 Approve the ratification of the application, award, and any further supplemental funding for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Juvenile Justice Incentive Grant for Hall County Juvenile Court for \$557,845.00, 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.
- 30 Approval and authorization for the Chairman to execute a resolution seeking acceptance by Hall County, GA of the roads currently maintained by the Winter Harbor Homeowners Association into the Hall County, GA Road Maintenance system and further authorizing the execution of an encroachment agreement between Winter Harbor Homeowners Association and Hall County, GA, subject to review and approval by the County Attorney.
- 31 Approve the renewal of the annual contract for IFB#088-23 Groundwater / Surface Water Monitoring for Public Works & Utilities to Advanced Environmental Management, Inc. of Cumming, GA. The estimated annual cost is \$81,600.00.

- 32 Approve the renewal of the annual contract for RFQ #44-005 Demand Services for On-Call Right of Way Services for Public Works & Utilities to Atlas Technical Consultants LLC of Duluth, GA, Johnson, Mirmiran & Thompson, Inc. of Hunt Valley, MD, Croy Engineering, LLC of Marietta, GA, LJA Engineering, Inc. (formerly BM&K, Inc.) of Houston, TX, and THC, Inc. of Duluth, GA. The estimated annual cost is \$200,000.00.
- 33 Approve the renewal of 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 \$3,716,946.00.
- 34 Approve the application and award of the U.S. Department of Transportation Federal Railroad Administration Railroad Crossing Elimination (Crossing Safety Program) to provide funds for project design and construction phase for the Navajo Circle Railroad Crossing Elimination project, in the amount of \$15,783,543.15. If awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of 20% (\$3,156,708.63) is required.
- 35 Approve the ratification of the application for the U.S. Bureau of Justice Assistance's FY 2025 Veterans Treatment Court Discretionary Grant Program for Treatment Services to expand its Veterans Treatment Court program in the amount of \$257,630.00, 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.
- 36 Approve the ratification of the application and award for the State Justice Institute's (SJI) FY 2026 Grant Program in partnership with the National Center for State Courts (NCSC) to assist with the development of a comprehensive strategic plan for Treatment Services in the amount of \$50,787.00, 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 \$20,350.00 and a cash match of \$5,079.00 is required.
- 37 Approve the FY 2027 annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents. The estimated annual cost is \$117,043.00.

Other Business - Appointments for Consideration

Ms. Rivera addressed the Board.

- 18 Approve the appointment of Chris Braswell to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

Commissioner Powell/Commissioner Stowe— approve tabling item 18 until the June 25, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 38 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1. *Note: Tabled at the May 14, 2026 Voting Meeting until the May 28, 2026 Voting Meeting.*

Commissioner Cooper/Commissioner Stowe — approve removing item 38 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Cooper/Commissioner Stowe — appoint Will Wright — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 39 Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

Chairman Gibbs/Commissioner Stowe — appoint Jerry Hill — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 40 Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

Chairman Gibbs/Commissioner Stowe — appoint Steve Gailey — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — abstained

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 41 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

Commissioner Poole/Commissioner Stowe — appoint Jeff Dale — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 42 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

Commissioner Poole/Commissioner Stowe — appoint Lee Wiley — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Financial Services

Elizabeth White, Assistant Director of Financial Services, addressed the Board.

- 43 Approval and authorization for the Chairman to execute a resolution to amend Title 3, Chapter 3.40, Subsection 3.40.020, of the Code of Ordinances of Hall County, Georgia with regard to the excise tax rate on rooms, lodgings, and accommodations found in said Chapter, subject to the review and approval by the County Attorney.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Katie Ahmed, Director of Planning & Zoning, addressed the Board.

- 44 **5831 Hilltop Drive | Amend Conditions of Zoning |** on a 3.86± acre tract located on the west side of Hilltop Drive approximately 334 feet north of its intersection with Atlanta Highway | Zoned I-1; Tax Parcel 08133 003006 | **Proposed use: Uses permitted in I-1 | Commission District 1 | Doug McDaniel, applicant**

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

Commissioner Cooper/Commissioner Powell — approve withdrawal of item 44 — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell exited the meeting at 6:38 p.m.

- 45 **2632 Sardis Road | Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **DCCM, applicant**

Mr. Anderson introduced items 45 and 46. Ms. Ahmed discussed the items.

Commissioner Cooper/Commissioner Stowe — approve tabling items 45 and 46 until the June 25, 2026 Voting Meeting — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 46 **2632 Sardis Road | Special Use** | for a storage lot | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Boat & RV storage** | Commission District 2 | **DCCM, applicant**

(see item 45 for motion tabling this item to the June 25, 2026 Voting Meeting)

Commissioner Powell entered the meeting at 6:39 p.m.

- 47 **0 & 0 Stringer Road | Variance to Section 3.2** | to reduce the required road frontage | on a 65.95± acre combined tract located on the northwest side of Stringer Road approximately 0.45 miles southwest of its intersection with Double M Drive | Zoned AR-1; Tax Parcels 12061 00002A, 12061 000019 (pt) | **Proposed Use: Lot reconfiguration** | Commission District 3 | **Patricia Stump & Laurence Becker, applicant**

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

The following people addressed the Board:

Favor:

- *Beth Garmon, 425 Oak Street, Gainesville*
- *Larry Becker, 6749 Stringer Road, Clermont*
- *Patricia Stump, 6749 Stringer Road, Clermont*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Lynn Taylor, Principal Planner, addressed the Board.

- 48 **866 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 | **Proposed use: Warehouse and distribution |** Commission District 1 | **Taylor & Mathis, applicant**

Mr. Anderson introduced items 48 and 49, which were heard together. Ms. Taylor discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 48 and 49:

Favor:

- Tyler Lasser, 4525 South Lee Street, Buford*

Commissioner Cooper/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 property shall be developed in accordance with the site plan dated February 24, 2026, and as described in the project narrative received March 27, 2026, 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.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

49 **866 Gainesville Highway | Variance to Section 6.2 |** from GCOD standards | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 | **Proposed use: Warehouse and distribution |** Commission District 1 | **Taylor & Mathis, applicant**

Items 48 and 49 were heard together. See item 48 for public hearing details.

Commissioner Cooper/Commissioner Stowe — 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 property shall be developed in accordance with the site plan dated February 24, 2026, and as described in the project narrative received March 27, 2026, 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.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

50 **5989 Lanier Islands Parkway| Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Office warehouse** | Commission District 2 | **Benji Wood, applicant**

Mr. Anderson introduced items 50, 51 and 52, which were heard together. Ms. Taylor discussed the items. Mr. Anderson conducted the Public Hearing.

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

Favor:

- *Shane Lanham, 1550 North Brown Road, Suite 125, Lawrenceville*

Commissioner Powell/Commissioner Stowe — approve with the seven (7) 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 April 20, 2026, and as described in the project narrative dated March 16, 2026, 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.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 4. The landscape plan shall incorporate enhanced planting density exceeding the standard requirements. Final review and approval shall be subject to the Director of Planning and Zoning or their designee.*
- 5. An eight foot tall privacy fence shall be installed along the property frontage. The fence shall have a wrought iron appearance with periodic brick columns that match the building façade. Final review and approval shall be subject to the Director of Planning and Zoning or their designee.*
- 6. The proposed parking lot surface from the front property line to the rear edge of the building, shall be paved with asphalt. The remaining parking area located behind the building may be finished with gravel.*
- 7. No equipment shall be stored along the sides of the building if it is visible above the required privacy fence from Lanier Islands Parkway.*

51 **5989 Lanier Islands Parkway | Special Use |** for outdoor storage within the GCOD | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Outdoor storage | Commission District 2 | Benji Wood, applicant**

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

Commissioner Powell/Commissioner Stowe — approve with the seven (7) 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 April 20, 2026, and as described in the project narrative dated March 16, 2026, 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.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 4. The landscape plan shall incorporate enhanced planting density exceeding the standard requirements. Final review and approval shall be subject to the Director of Planning and Zoning or their designee.*
- 5. An eight foot tall privacy fence shall be installed along the property frontage. The fence shall have a wrought iron appearance with periodic brick columns that match the building façade. Final review and approval shall be subject to the Director of Planning and Zoning or their designee.*
- 6. The proposed parking lot surface from the front property line to the rear edge of the building, shall be paved with asphalt. The remaining parking area located behind the building may be finished with gravel.*
- 7. No equipment shall be stored along the sides of the building if it is visible above the required privacy fence from Lanier Islands Parkway.*

52 **5989 Lanier Islands Parkway | Variance to Section 6.2 |** GCOD standards | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Drive | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Office warehouse |** Commission District 2 | **Benji Wood, applicant**

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

Commissioner Powell/Commissioner Stowe — approve with the seven (7) 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 April 20, 2026, and as described in the project narrative dated March 16, 2026, 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.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 4. The landscape plan shall incorporate enhanced planting density exceeding the standard requirements. Final review and approval shall be subject to the Director of Planning and Zoning or their designee.*
- 5. An eight foot tall privacy fence shall be installed along the property frontage. The fence shall have a wrought iron appearance with periodic brick columns that match the building façade. Final review and approval shall be subject to the Director of Planning and Zoning or their designee.*
- 6. The proposed parking lot surface from the front property line to the rear edge of the building, shall be paved with asphalt. The remaining parking area located behind the building may be finished with gravel.*
- 7. No equipment shall be stored along the sides of the building if it is visible above the required privacy fence from Lanier Islands Parkway.*

Vamsee Polamarasetty, Senior Planner, addressed the Board.

53 **5964 Overby Road | Rezone** | from Vacation Cottage (V-C) and Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.879± acre tract located on the northwest side of Overby Road approximately 0.59 miles west of its intersection with Jim Crow Road | Zoned V-C & AR-1; Tax Parcel 08109 000015 | **Proposed Use: Uses permitted in AG-1** | Commission District 2 | **Nancy E Riggs, applicant**

Mr. Anderson introduced the item. Mr. Polamarasetty discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Dan Riggs, 3920 Wieuca Road, Atlanta*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 54 **5351 Lanier Islands Parkway | Amend Conditions of Zoning |** on a 17.29± acre tract located on the north side of Lanier Islands Parkway approximately 581 feet northwest of its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011| **Proposed use: Agri-entertainment venue |** Commission District 1 | **Keith Bell, applicant**

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

The following people addressed the Board:

Favor:

- Keith Bell, 3604 Carter Road, Buford*

Commissioner Cooper/Commissioner Powell — approve with the five (5) 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 November 21, 2024, and as described in the project narrative received December 3, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Per previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.*
- 3. Per the previous approval by the county commission on September 14, 2023, a variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.*
- 4. With the exception of permitted gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridor Overlay District. No other variances are granted from these standards*
- 5. All conditions of zoning shall be made part of any plats or construction plans created for the property.*

County Administrator

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

- *The next Board of Commissioners Work Session will be held on Tuesday, June 9, 2026 at 3:00 p.m.*
- *Reminded the public about input opportunities for UDC and Comp Plan updates. Public Engagement events will be held on:*
 - *June 2, 2026 6-8 p.m. - Mulberry Creek Community Center (4491 J M Turk Road, Flowery Branch)*
 - *June 4, 2026 6-8 p.m. - Hall County Government Center (2875 Browns Bridge Road, Gainesville)*
 - *June 9, 2026 6-8 p.m. - North Hall Community Center (4175 Nopone Road, Gainesville)*
- *Mr. Gentry also stated that citizens can submit comments online.*
- *Reminded the public about the Community Celebration on Friday, May 29, 2026 at 6:00 p.m. at the Hall County Government Center. This event will celebrate America's 250th and Mental Health Awareness Month.*

Commission Time

Chairman David Gibbs clarified that the Advisory Committee meetings will be open to the public. Stated that life is short and precious. Urged everyone to respect and be kind to one another. Stated that there is a big difference between hate and holding someone accountable.

Adjourn

Commissioner Stowe/Commissioner Powell— adjourn at 7:42 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.