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, August 27, 2026 - 06:00 PM

Call to Order

Chairman Gibbs at 6:01 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 Lauren Demaline

Approve Agenda

Commissioner Poole/Commissioner Stowe — amend agenda to create an item 47 and place it to be heard directly following item 36 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Poole — 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:

- *Mark Redman, 4403 T-Mor Cove, Oakwood*

Presentation/s

Ms. Rivera addressed the Board and introduced the presentation.

3 Horizon Award Presentation from Discover Lake Lanier/Lake Lanier Convention & Visitor's Bureau (CVB) to Brent Holloway in recognition of his leadership in partnering with the U.S. Army Corps of Engineers to manage Lake Lanier parks and campgrounds.

Stacy Dickson with Lake Lanier Convention & Visitor's Bureau (CVB) presented Community Services & Parks Director Brent Holloway with the Horizon Award.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamation.

4 Approve the proclamation recognizing the 75th anniversary of the Northeast Georgia Health System.

Commissioner Powell presented NGHS Board of Trustees Chairman Spence Price 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.

Consent Agenda

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 August 24, 2026 Work Session minutes.

6 Approve the August 24, 2026 Executive Session minutes.

7 Approve the August 13, 2026 Voting Meeting minutes.

8 Approve the August 13, 2026 Executive Session minutes.

9 Approve the August 13, 2026 Meeting minutes.

10 Nominations of Rusty Hopkins, Richard Higgins and Denise Deal to the Hospital Authority to serve a term from October 1, 2026 to September 30, 2029. Commission District 1.

11 Nominations of Martha Randolph, Angela Middleton and Lee Rogers to the Hospital Authority to serve a term from October 1, 2026 to September 30, 2029. Commission District 4.

12 Appointment of William Brandon Dean to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 3.

13 Approve the award of RFQ/P #47-011 North Hall Community Center Roof Replacement for Parks & Leisure Services to Total Solutions Group LLC of Suwanee, GA, in the amount of $551,838.00.

14 Approve the ratification of the application, award, and any further supplemental funding for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institution's treatment program in the amount of $37,333.00, and 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% will be required.

15 Approval and authorization for the Chairman to execute a resolution reactivating the Hall County Planning Commission effective November 1, 2026, restoring compensation to Planning Commission members, establishing requirements for the resumption of Planning Commission duties, and establishing terms of office for Planning Commission members, subject to review and approval by the County Attorney.

16 Approve the purchase of Axon Justice Premier Plus Software for the District Attorney's Office from Axon Enterprises, Inc. of Scottsdale, AZ. The estimated total cost is $789,305.00.

17 Approval and authorization for the Chairman to execute a resolution approving the Local Emergency Operations Plan (LEOP) update as submitted by Hall County Emergency Management, subject to review and approval of the County Attorney.

18 Approve the award of IFB #022-47 Office and Janitorial Supplies Annual Contract for various County departments to Advanced Office Solutions of Gainesville, GA; North Georgia Business Products, Inc. (dba McGarity's Business Products) of Gainesville, GA; Perimeter Office Products of Lawrenceville, GA; and Staples Contract & Commercial, LLC of Framingham, MA. The estimated annual cost is $171,810.00.

19 Approval and authorization for the Chairman to execute an intergovernmental agreement between Hall County and the Gainesville Housing Authority (GHA) concerning an application for and implementation of a grant from the Community Development Block Grant Program through the Georgia Department of Community Affairs on behalf of the Gainesville Housing Authority, which will act as a subrecipient and oversee the implementation, including design, construction, compliance, and services related to the transformational community development projects within the Harrison Village and Athens Street Community, subject to review and approval by the County Attorney.

20 Approve the application, award, and any further supplemental funding for the FY 2027 Georgia Department of Community Affairs’ Community Development Block Grant Program (CDBG) Innovative Grant for Financial Services on behalf of the Gainesville Housing Authority (GHA) to construct an Entrepreneurial Community Space within the Harrison Village and Athens Street Community in the amount of $5,000,000.00, and if awarded, authorize the Chairman to execute all related application and award documents. Gainesville Housing Authority will provide a 15% cash match.

21 Approve the lease of fifty (50) Getac G140TAA with Ryzen AI 5 Mobile Data Computers for Fire Rescue to PCN Strategies, Inc. of Grafton, WI. The estimated annual cost is $58,222.00.

22 Approve the purchase of an additional fire simulator for live fire training for Fire Rescue to Symtech Fire, LLC of Berkeley Heights, NJ. The estimated cost is $219,920.00.

23 Approve the ratification of the award and any supplemental funding for the FY 2027 Georgia Department of Transportation's Planning Grant funds for the Gainesville-Hall Metropolitan Planning Organization, in partnership with Jackson County, to conduct a corridor improvement study to help identify short and long-range improvement projects for State Route 124 in the amount of $200,000.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 20% cash match is required and will be paid in full by Jackson County.

24 Approve the ratification of the application, award, and any further supplemental funding for the FY 2027 Georgia Transportation Infrastructure Bank (GTIB) Roadway Grant program for Public Works to begin the preliminary engineering phase of the Gateway Pedestrian Bridge Project in the estimated amount of $1,000,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A 20% cash match is required.

25 Approve the application, award, and any further supplemental funding for the FY 2027 Georgia Environmental Finance Authority's Water Infrastructure Planning Program for Public Works & Utilities to develop a stormwater inventory and assessment plan in the amount of $166,500.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A $16,500.00 match is required.

26 Approve the award of Task Order #2027-007 Stormwater Pipe Replacement at Elizabeth Lane for Public Works & Utilities to Strickland & Sons Pipeline, Inc. of Gainesville, GA, in the amount of $592,051.00.

27 Approve the acceptance of a $1,241,549.49 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Harrison Farms subdivision. Commission District 1.

28 Approve the annual purchase of drug screen testing kits and services for Treatment Services to Microgenics Corporation of Fremont, CA. The estimated cost is $208,966.00.

29 Approve the ratification of the application, award, and any further supplemental funding of the Criminal Justice Coordinating Council's (CJCC) Bureau of Justice Assistance (BJA) FY 2027 Byrne State Crisis Intervention Program Behavioral Health Deflection Grant for Treatment Services to provide peer recovery support services to program participants in the amount of $39,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

<u>Other Business - Appointments for Consideration</u>

Ms. Rivera addressed the Board.

30 Hospital Authority Nominations (3) for a term from October 1, 2026 to September 30, 2029. Commission District 2.

Commissioner Powell/Commissioner Stowe — approve tabling item 30 until the September 10, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

<u>Other Business - Central Services</u>

Kevin Ivey, Director of Central Services, addressed the Board.

31 Approve the purchase of six (6) new 2026 Ford Maverick Trucks for Environmental Health to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of $223,560.00.

Mr. Samples discussed the item. Jay Sessions, District 2 Supervisor with Public Health, also addressed the Board to provide additional information on funding for District 2.

Taylor Samples, Director of Financial Services, addressed the Board regarding the item.

Commissioner Powell/Commissioner Poole — approve tabling item 30 until the September 10, 2026 Voting Meeting — 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

Mr. Samples addressed the Board.

32 Third public hearing regarding Hall County's intent to levy a 2026 millage rate for the County's General Fund greater than the calculated full rollback per the State of Georgia formula as required per O.C.G.A. § 48-5-32.

Ms. Demaline introduced the item. Mr. Samples discussed the item. Ms. Demaline conducted the Public Hearing.

Mr. Samples discussed the following information regarding the proposed millage rates:

- *FY 2026 Proposed Millage Rates:*
    - *General Fund - 3.565 mills*
    - *Fire Services Unincorporated - 2.005 mills*
    - *Fire Services Incorporated - 3.500 mills*
    - *Emergency Services - 0.535 mills*
    - *Development Services - 1.160 mills*
    - *Parks & Leisure Services - 0.437 mills*
    - *Total Unincorporated Services - 7.702 mills*

The following people addressed the Board:

- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Fred Rubin, 6434 Hickory Branch Drive, Hoschton*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Max Kennedy, 3669 Downing Way, Gainesville*
- *John Burrafato, 6186 Lakeside Drive, Flowery Branch*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Mark Redman, 4403 T-Mor Cove, Oakwood*
- *Trey Burns, 5771 Bentley Road, Murrayville*

33 Approve the Tax Levy Resolution setting the millage rates for 2026.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

34 Approve the adoption of the Tax Levy Resolution for the Hall County School District for 2026.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Planning and Development

Vamsee Polamarasetty, Senior Planner and Katie Ahmed, Planning & Zoning Director, addressed the Board.

35 Public hearing to amend the Code of Ordinances of Hall County with regard to Appendix A: Unified Development Code (UDC), specifically Articles 1, 2, 4, 5, 6, 7, 8, Sections 11.5, 11.1, 11.2.1, 11.2.6 and Appendix I: Plan Review and Inspection Fee Schedule.

Ms. Demaline introduced items 35 and 36, which were heard together. Mr. Polamarasetty and Ms. Ahmed discussed the items. Ms. Demaline conducted the Public Hearing.

The following people addressed the Board:

- *Greg Rutledge, 7724 Barkers Bend Drive, Murrayville*
- *Isaiah Willock, 4416 Clubside Drive, Gainesville*
- *Clyde Fleming, 2920 Athens Highway, Gainesville*
- *Dalton Duriez, 3500 Lenox Road, Atlanta*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Maribeth Kennedy, 3669 Downing Way, Gainesville*
- *BJ Sims, 6453 Hickory Branch Drive, Hoschton*
- *Tyler Crawford, 6541 Henry Smith Road, Murrayville*
- *Jimmy Hammock Jr., 4035 Chestatee Road, Gainesville*
- *Wendie Finson, 5330 Winridge Parkway, Gainesville*
- *Mateo Penado, 529 Ridgewood Terrace, Gainesville*
- *Brandon Dean, 2495 Oconee Circle, Gainesville*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*

Commissioner Stowe/Commissioner Powell — approve tabling consideration of amendments until the September 10, 2026 Voting Meeting— Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

36 Public hearing to amend the Hall County Forward 2045 Comprehensive Plan.

Commissioner Stowe/Commissioner Powell — approve tabling consideration of amendment until the September 10, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

47 Consideration of a resolution imposing a temporary suspension on the acceptance and processing of applications for Data Center and Detention Facility uses.

Commissioner Poole/Commissioner Powell — adopt a 180-day extension on the moratorium of data and detention centers — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole/Commissioner Powell — amend previous motion to adopt a new 180-day moratorium of data and detention centers — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — recess meeting at 9:04 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — reconvene meeting at 9:16 p.m. — 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:

37 **6250 & 6255 Old Dawsonville Road | Special Use |** for event facility | on two tracts totaling 3.59± acres located on the north and south side of Old Dawsonville Road approximately 230 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B **| Proposed use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

Note: Tabled at the July 9, 2026 Voting Meeting until the August 27, 2026 Voting Meeting.

Ms. Demaline introduced items 37 and 38, which were heard together.

Commissioner Powell/Commissioner Stowe — approve removing items 37 and 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.

Ms. Ahmed discussed the items. Ms. Demaline conducted the Public Hearing.

The following people addressed the Board regarding both items 37 and 38:

Favor:

- *Tyler Smith, 340 Jesse Jewell Parkway, Suite 300, Gainesville*
- *Jeff Hylton, 106 Spring Street, Gainesville*

Opposition:

- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Karen & Dennis White, 6131 Cool Springs Road, Gainesville*
- *Maribeth Kennedy, 3669 Downing Way, Gainesville*
- *Bobby & Nicki Watkins, 6143 Cool Springs Road, Gainesville*
- *Ronnie & Lynn Gilder, 3807 Chestatee Cutoff, Gainesville*
- *Gayla Rogers, 6322 Old Dawsonville Road, Gainesville*
- *Jimmy H. Hammock Jr., 4035 Chestatee Road, Gainesville*
- *Max Kennedy, 3669 Downing Way, Gainesville*

Captain Barry Shaw, Marshal's Office, addressed the Board.

Brandi Smith, Business License Director, addressed the Board.

Michael Vieira, Fire Marshal, addressed the Board.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

38 **6250 & 6255 Old Dawsonville Road | Variance to Section 8.1 |** to parking standards | on two tracts totaling 3.59± acres located on the north and south side of Old Dawsonville Road approximately 230 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B **| Proposed Use: Event facility with off-site shared parking |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

Note: Tabled at the July 9, 2026 Voting Meeting until the August 27, 2026 Voting Meeting.

Items 37 and 38 were heard together. See item 37 for public hearing details.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell exited the meeting.

39 **0, 0 & 2378 Pine Circle Drive | Rezone |** from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Commissioner Stowe/Commissioner Poole — approve tabling item 39 until the September 22, 2026 Voting Meeting — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

40 **0, 0 & 2378 Pine Circle Drive | Special Use |** for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Commissioner Stowe/Commissioner Poole — approve tabling item 40 until the September 22, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

41 **0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 |** to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Commissioner Stowe/Commissioner Poole — approve tabling item 41 until the September 22, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell entered the meeting.

42 **0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 |** to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Commissioner Stowe/Commissioner Poole — approve tabling item 42 until the September 22, 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 **2378 Pine Circle Drive | Variance to Section 4.3 |** to reduce minimum yards | on a 0.62± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcel 08005 000025 **| Proposed use: Single-family residence |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Commissioner Stowe/Commissioner Poole — approve withdrawal of item 43 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Michael Patroski, Planning Division Administrator, addressed the Board.

44 **6820 Holly Springs Road | Rezone |** from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 **| Proposed use: 5-lot subdivision |** Commission District 3 **| Henry Meeler, applicant**

Ms. Demaline introduced items 44 and 45, which were heard together. Mr. Patroski discussed the items. Ms. Demaline conducted the Public Hearing.

The following people addressed the Board regarding items 44 and 45:

Favor:

- *Scott Meeler, 862 Airport Road, Cleveland*
- *Henry Meeler, 8520 Skitts Mountain Road, Lula*

Opposition:

- *Danielle Sterner, 6625 Holly Springs Road, Clermont*

Commissioner Poole/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 received July 1, 2026, and as described in the project narrative dated June 26, 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. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.*
3. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

45 **6820 Holly Springs Road | Variance to Section 9.2.4 |** to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 **| Proposed use: 5-lot subdivision |** Commission District 3 **| Henry Meeler, applicant**

Items 44 and 45 were heard together. See item 44 for public hearing details.

Commissioner Poole/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 received July 1, 2026, and as described in the project narrative dated June 26, 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. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.*
3. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

46 **5578 Stone Trace | Special Use |** amend condition of plat | on a 2.40± acre tract located on the northeast corner of Stone Trace, approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 **| Proposed use: Amend condition of plat to allow a single- family residence |** Commission District 2 **| William Barr, applicant**

Ms. Demaline introduced the item. Mr. Patroski discussed the item. Ms. Demaline conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Willliam Barr, 30 Hemingbrough Way, Johns Creek*

Commissioner Powell/Commissioner Poole — 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 project narrative received June 29,2026, modified as necessary for compliance with conditions herein and developmentstandards enforced at the time of approval.*
2. *Prior to the issuance of any development permits, the applicant shall submit a revised platfor the subject parcel reflecting the removal of the "reserved for community development"designation. The revised plat shall be reviewed and approved through the County's standardplat review process.*
3. *All conditions of zoning shall be made part of any plats created for the property.*

County Administrator

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

- *Hall County Offices will be closed on Monday, September 7, 2026 in observance of the Labor Day holiday.*
- *The next Board of Commissioners Work Session will be held on Tuesday, September 8, 2026 at 3:00 p.m.*

Commission Time

Mr. Lawhon read a motion on behalf of Commissioner Poole.

Commissioner Poole/Commissioner Stowe — Adopt a new suspension on the acceptance of applications seeking to rezone poperty to any zoning category that authorizes high-density residential and/or planned development uses as defined and provided for in the Board's last resolution suspending the same, adopted on February 26, 2026 and that resolution be adopted in material part minus the provisions relating to data centers and detention facilites, which we have already suspended the acceptance of applications for a period of 180 days, with this new suspension of high-density residential and/or planned development uses to expire at 11:59 p.m. on September 10, 2026, or upon adoption of amendments to the Unified Development Code, whichever occurs first. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 10:37 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.