



**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, July 24, 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 and Billy Powell

Also present were Assistant County Administrator John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, Interim 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 — absent

Commissioner Stowe — aye

Motion passed.

Invocation

1 Chairman David Gibbs

Pledge

2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

- 3 Approve the proclamation recognizing the Fair Street-Butler High Schools Alumni Association, Inc. 2025 Reunion.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

- 4 Approve the proclamation recognizing July 2025 as Parks and Recreation Month.

Commissioner Stowe presented Community Services & Parks Director Brent Holloway and Parks staff members Hunter Reed, Derrick Beeson, Jonathan Davis, Natalae La Douceur, Brody Langston, Elsa Alvarez, Wayne Briscoe, James Reagan, Christine Cave, Holly Mims, Nic Murphy, Hunter Hood, Dwight Mobley and Khip Miller with the Proclamation.

Commissioner Powell reminded those in attendance of the recent Army Corps of Engineers closure of Lake Lanier Parks and the Parks Department's hard work in getting nine (9) of those parks back open for citizens.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

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 — absent

Commissioner Stowe — aye

Motion passed.

- 5 Approve the July 21, 2025 Work Session minutes.
- 6 Approve the July 21, 2025 Executive Session minutes.
- 7 Approve the July 10, 2025 Voting Meeting minutes.
- 8 Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, October 9, 2025 Voting Meeting and schedule a Meeting on Tuesday, October 7, 2025 at 6:00 p.m.
- 9 Approve the Amendment #1 to the existing Credit Card Processing Service Agreement for Parks & Leisure Services with CSG Forte Payments, Inc. of Allen, TX. The estimated cost is \$50,000.00.
- 10 Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is \$60,000.00.
- 11 Approve the renewal of the single source record management system software agreement for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL, in the amount of \$87,091.00.
- 12 Approval and authorization for the Chairman to execute the Supplemental Agreement #2 to the Memorandum of Agreement (MOA) between the Georgia Department of Transportation (GDOT) and Hall County for Preliminary Engineering Oversight for the Spout Springs Road Phase 2 project. The estimated cost is \$60,000.00.
- 13 Approve and authorize the application of the Georgia Department of Transportation (GDOT) FY 2025 Local Roads Assistance (LRA) grant in the amount of \$5,000,000.00 for the construction of White Sulphur Road - Phase 2 and Cagle Road Full Depth Reclamation. No match is required.
- 14 Approve the award of Task Order #2026-006 Replace 48" Corrugated Metal Pipe (CMP) on Windsor Drive for Public Works & Utilities to Strickland and Sons Pipeline, Inc. of Gainesville, GA, in the amount of \$191,970.00.

Other Business - Appointments for Consideration

Ms. Rivera addressed the Board.

- 15 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 4.

*Commissioner Stowe/Commissioner Cooper — appoint Andre Castleberry —
Vote: 4 to 0*

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Other Business - County Attorney

Mr. Lawhon addressed the Board.

- 16 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Flowery Branch of Tax Parcel Number 15044 000040 consisting of approximately 95.842 acres located at 0 Sasser Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Other Business - Public Works and Utilities

Jason Skarda, Assistant Director of Public Works and Utilities addressed the Board.

- 17 Public Hearing to abandon a one-hundred and eighty (180) foot portion of Barker Road located entirely within property owned by Barry Conner of America's Home Place, Inc. and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 2.

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

There were no comments from the public.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe requested staff to note that the owner is responsible for donating and constructing the turnaround.

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

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

- 18 **6266 Yellow Creek Road | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant**

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

Commissioner Powell/Commissioner Stowe — approve tabling item 18 until the August 14, 2025 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Amend Conditions of Zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | **Proposed use: Model homes & construction trailer** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

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

The following people addressed the Board:

Favor:

- *Brian Taylor, 4400 North Point Parkway Suite 295, Alpharetta*

Commissioner Cooper/Commissioner Powell — approve with the thirteen (13) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Conditions

- 1. Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated April 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Director of Planning and Zoning can approve any necessary changes provided:*
 - a. No increase in overall density greater than 3.0 units per acre;*
 - b. No decreased minimum lot area or width;*
 - c. No decrease in minimum building setbacks;*
 - d. No decrease in buffers.*
 - e. In geological or topographical constraints identified during development or engineering plans.*
- 3. The developer shall be responsible for the cost of any improvements identified by the traffic study, and/or required by Hall County Engineer or the Georgia Department of Transportation.*
- 4. The proposed residential development shall conform to §6.1.6.*
 - a. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet.*
 - b. Open Space: minimum of 30%.*
 - c. The Open Space and lot configuration shall be redesigned to meet §4.8.7.A.5 and §4.8.7.A.6., including the requirement that "6. The open*

space must be directly accessible to the largest practical number of lots within the subdivision. Non-adjoining lots must be provided with safe, convenient access to the open space." The redesigned layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/LDP application.

- d. Buffers: A minimum 50 undisturbed buffer shall be retained around the perimeter except along the rights-of-way of Friendship Circle and Friendship Rd. These shall have a 25 feet landscaped buffer, which will provide dense screening of the development. The landscape plan shall be approved by the Planning Director prior to the issuance of the LDP.*
- 5. The proposed stormwater BMP (pond) shall be a part of the open space and shall be provided with county approved maintenance access.*
- 6. Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, and construction improvements.*
- 7. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.*
- 8. A hog wire fence shall be installed at the developer's expense on the subject property along property lines adjoining tax parcels 15048 000026E, 15048 000174, and 15048 000026G.*
- 9. The sales offices and construction trailer shall be removed within 30 days following the sale or occupancy of the final lot, whichever occurs first.*
- 10. The construction trailer must be screened with landscaping or fencing to minimize visual impact on adjacent residential properties.*
- 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 that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 13. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

20

2620 & 2634 Barrett Road | Rezone | from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | Commission District 3 | **Degaria Dowdy, applicant**

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

Commissioner Stowe/Commissioner Cooper — approve tabling item 20 until the August 14, 2025 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

- 21 **2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

Mr. Anderson introduced items 21 and 22, which were heard together. Ms. Garmon discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 21 and 22:

Favor:

- Leslie Johnson, 5479 Fishermans Cove, Gainesville*

Opposition:

- Sam Bagwell, 330 Northside Drive, Gainesville*

Commissioner Stowe/Commissioner Powell — approve with the six (6) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.*
- 3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.*
- 4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.*
- 5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.*
- 6. All conditions of zoning shall be made a part of any plats created for the property.*

22 **2978 Athens Highway | Special Use |** for fuel sales in the Gateway Corridors Overlay District (GCOD) on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales |** Commission District 3 | **Asif Mistry, applicant**

Items 21 and 22 were heard together. See item 21 for public hearing details.

Commissioner Stowe/Commissioner Powell — approve with the six (6) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.*
- 3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.*
- 4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.*
- 5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.*
- 6. All conditions of zoning shall be made a part of any plats created for the property.*

County Administrator

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

- *Acknowledged Hall County Communication's recent award for the 2025 Award of Excellence for the Best of Category in Printed Publications and Newsletters by the National Association of County Information Officers (NACIO) for the 2024 Spring Edition of the Hall County Magazine.*

Commission Time

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

- *Ross Stevens (Lanier Technical College)*

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:33 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.