



## **HALL COUNTY BOARD OF COMMISSIONERS WORK SESSION MINUTES**

**Hall County Government Center 2nd Floor  
2875 Browns Bridge Road  
Gainesville, GA 30504**

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Monday, March 10, 2025 - 03:00 PM**

### **Call to Order**

*Chairman Gibbs at 3:01 p.m.*

*Present:*

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

*Also present were County Administrator Zach Propes, Assistant County Administrator Katie Crumley, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez and County Attorney William Linkous III*

### **Appointments for Consideration**

- 1 Appointment to the Gainesville-Hall Development Authority to serve a term from April 1, 2025 to March 31, 2029. Commission Districts 1, 2, 3, and 4.

*Appointment of Tate O'Rourke - Consent*

### **Central Services**

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

- 2 Approve the purchase of labor, equipment and materials for Courthouse facade repair for Central Services to National Building Contractors, Inc. of Conyers GA, in the amount of \$551,000.00.

*Consent*

### **Community Services and Parks**

*Brent Holloway, Director of Community Services and Parks, addressed the Board.*

- 3 Approval and authorization for the Chairman to execute a Field of Interest Fund Agreement with the North Georgia Community Foundation, Inc. to establish the Friends of Hall County Animal Shelter Fund; authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

*Consent*

- 4 Approval and authorization for the Chairman to execute a Field of Interest Fund Agreement with the North Georgia Community Foundation, Inc. to establish the Friends of Hall County Parks Fund; authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

*Consent*

- 5 Approve the award of Task Order #2025-039 Parking Improvements at Chicopee Woods Agricultural Center under RFQ/P #42-002 Demand Services for On-Call Paving & Full Depth Reclamation for Parks & Leisure Services to Pittman Construction Company of Conyers, GA, in the amount of \$849,740.00.

*Consent*

**Development Services**

*Mr. Propes addressed the Board.*

- 6 Approve the Change Order #1 under RFQ/P #45-008 Demand Services for On-Call Contractors, for Building Permit Services, Inspections and Plan Review for Development Services to ECS Southeast, LLC of Lawrenceville, GA, in the amount of \$107,230.00.

*Consent*

**Financial Services**

*Taylor Samples, Director of Financial Services, addressed the Board.*

- 7 Approve the award of ITB #036-45 for FY 2025 Community Housing Improvement Program (CHIP) Grant Single-Family Home Repairs for Financial Services to Smoothe Stroke Contracting of Gainesville, GA, in the amount of \$72,135.46.

*Consent*

- 8 Approve the Fiscal Year 2025 Mid-Year Budget Reconciliation Resolution.

*This item will be presented and discussed at the March 13, 2025 Voting Meeting.*

**Planning & Zoning**

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

- 9 Approval and authorization for the Chairman to execute a resolution declaring an easement recorded on deed book 711 page 7 of Hall County records unserviceable and approving the transfer of any property interest possessed by Hall County resulting from the easement to Grove at Rosebud, LLC via quit claim deed for the purpose of managing and improving drainage in the surrounding area, subject to review and approval by the County Attorney.

*Consent*

- 10 **5707 Holiday Road | Amend Conditions of Zoning** | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | **Proposed use: Vehicle sales, vehicle repair, and truck yard** | Commission District 2 | **Ayoub Botrus, applicant**
- 11 **5707 Holiday Road | Vary the standards of 7.6.6.E** | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | **Proposed use: Vehicle sales, vehicle repair, and truck yard** | Commission District 2 | **Ayoub Botrus, applicant**
- 12 **3663 Roy Parks Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural General (AG-1) on a 14.28± acre tract located on the east side of Roy Parks Road approximately 1,165 feet from its intersection with AL Mangum Road | Zoned AR-1; Tax Parcel 15013 000023C | **Proposed Use: Second dwelling** | Commission District 3 | **Brandon Shadburn, applicant**
- 13 **5351 Lanier Islands Parkway | Special Use to Amend Conditions of Zoning** | on a 20.27± acre tract located on the north side of Lanier Islands Parkway approximately 574 feet from its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011 | **Proposed use: Expand agri-entertainment venue** | Commission District 1 | **Keith Bell, applicant**
- 14 **2922 Sardis Road | Rezone** | from Agricultural Residential 1 (AR-1) to Vacation Cottage (V-C) on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | **Proposed Use: 2-lot subdivision** | Commission District 2 | **Abel Menchaca, applicant**
- 15 **2922 Sardis Road | Special Use** | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | **Proposed Use: 2-lot subdivision** | Commission District 2 | **Abel Menchaca, applicant**

**Public Works and Utilities**

*Bill Nash, Director of Public Works and Utilities, addressed the Board.*

- 16 Approval and authorization for the Chairman to execute a resolution accepting certain real property along State Route 53 at Lake Ranch Drive from the Georgia Department of Transportation (GDOT) and authorization for the Chairman to execute any and all documents necessary to effectuate these transactions, subject to review and approval by the County Attorney.

*Consent*

### **Sheriff's Office**

*1st Lieutenant Jeff Ashley, Sheriff's Office, addressed the Board.*

- 17 Approve the award of Task Order #2025-040 Replace Centrifugal Chiller at the Hall County Jail under RFQ/P#44-034 Demand Services for On-Call HVAC Unit Installation, Repair and Maintenance for the Sheriff's Office to Conditioned Air Systems, Inc. of Gainesville, GA, in the amount of \$479,400.00.

*Consent*

### **Tax Assessors**

*Steve Watson, Chief Appraiser, addressed the Board.*

- 18 Approve the 2024 personal property refund in the amount of \$6,441.93 for the overpayment of Hall County taxes regarding account #155031 to Wurth Revcar Fasteners.

*Consent*

- 19 Approve the 2023 and 2024 personal property refund in the amount of \$1,184.77 for the overpayment of Hall County taxes regarding account #318891 to Richard Hale.

*Consent*

- 20 Approve the 2024 real property refund in the amount of \$1,347.45 for overpayment of Hall County taxes regarding property located at parcel number 10007 000108 to Watermark on the Lake, Inc.

*Consent*

- 21 Approve the 2024 real property refund in the amount of \$2,276.38 for overpayment of Hall County taxes regarding property located at parcel number 10007 000109 to Watermark on the Lake, Inc.

*Consent*

### **Public Comments**

*The following people addressed the Board:*

- Penni Ganyard, 2175 Silver Circle, Gainesville
- Mandy Harris, 1459 Douglas Circle, Gainesville

### **County Administrator**

*Mr. Propes did not have any items to report.*

### **Commission Time**

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

- *Carla Baker (Hall-Dawson CASA)*
- *Anna Hester (Greater Hall Chamber of Commerce)*

### **Executive Session**

*Commissioner Powell/Commissioner Stowe — to go into Executive Session at 3:37 p.m. — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 22 Discussion regarding land acquisition, land disposition, personnel matters, potential litigation and/or litigation. Executive Session is not open to the public. Executive Session is a lawfully closed meeting [§ 50-14-1 (a)(2)].

*Commissioner Powell/Commissioner Stowe — to adjourn the Executive Session at 4:38 p.m. — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

### **Adjourn**

*Chairman Gibbs adjourned the meeting at 4:38 p.m.*