



**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
Monday, April 07, 2025 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 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 Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez and Assistant County Attorney Justin Lawhon

Appointments for Consideration

- 1 Approve the re-appointment of Commissioner Kathy Cooper as ex-officio to the Library Board to serve a term from July 1, 2025 to June 30, 2026. Commission Districts 1, 2, 3 & 4.

Consent

- 2 Appointment to the Library Board to serve a term from July 1, 2025 to June 30, 2028. Commission District 1.

Re-appointment of Taylor Ewing - Consent

- 3 Appointment to the Library Board to serve a term from July 1, 2025 to June 30, 2026. Commission District 1.

Re-appointment of Killian Edwards - Consent

- 4 Appointment to the Library Board to serve a term from July 1, 2025 to June 30, 2028. Commission District 3.

Appointment of Rhonda Ryals - Consent

- 5 Appointment to the Library Board to serve a term from July 1, 2025 to June 30, 2026. Commission District 4.

Re-appointment of Madison Gee - Consent

- 6 Appointment to the Library Board to serve a term from July 1, 2025 to June 30, 2027. Commission District 4.

Re-appointment of Mollie Stowe - Consent

- 7 Appointment to the Library Board to serve a term from July 1, 2025 to June 30, 2028. Chairman's Appointment.

Re-appointment of Leslie Jarchow - Consent

Planning & Zoning

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

- 8 **4212 Roy Parks Road | Rezone** | from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility** | Commission District 3 | **Clean Eagle RNG, LLC, applicant** Note: Tabled at the February 27, 2025 Voting Meeting until the March 27, 2025 Voting Meeting. Note: Tabled at the March 27, 2025 Voting Meeting until the April 8, 2025 Voting Meeting.
- 9 **5709 McEver Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a 6.38± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-1, Tax Parcels 08111 003005 | **Proposed Use: Commercial development** | Commission District 2 | **Mustaq Moosa, applicant** Note: Tabled at the March 27, 2025 Voting Meeting until the April 8, 2025 Voting Meeting.
- 10 **3219 Lake Drive | Rezone** | from Residential 1 (R-1) & Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | Commission District 3 | **A&R Engineering, Inc., applicant**
- 11 **3219 Lake Drive | Special use to subdivide within Vacation Cottage (V-C)** | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | Commission District 3 | **A&R Engineering, Inc., applicant**
- 12 **3219 Lake Drive | Variance to Section 8.4 of Sidewalk Standards** | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | Commission District 3 | **A&R Engineering, Inc., applicant**
- 13 **5651 & 5659 Old Wilkie Road & 5602 Burke Lane | Special Use** | on a 4.55± acre assemblage located on the south side of Old Wilkie Road at its intersection with Burke Lane | Zoned V-C; Tax Parcels 10012 000057, 000056, & 000028 | **Proposed Use: 4-lot subdivision** | Commission District 2 | **Susan Verlander, applicant**

- 14 **6060 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Office and Institutional (O-I) on a 1.24± acre tract located on the southwest side of Spout Springs Road approximately 650 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000114 | **Proposed Use: Permitted uses in O-I** | Commission District 1 | **Yuba Sutter Properties, LLC c/o Todd W. Reed, applicant**

Public Works and Utilities

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

- 15 Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2025 Local Roads Assistance (LRA) Grant application and cover letter for 5.68 miles of road resurfacing on eleven (11) various County roads, in the estimated amount of \$2,743,121.98.

Consent

- 16 Approve the Agreement for Reservation of Sewerage Service between Hall County and NNP-Looper Lake, LLC for the sewerage capacity of 200 gallons per day for an additional 135 residential units within the Sterling on the Lake Community Subdivision. Commission District 1.

Consent

Sheriff's Office

- 17 Approve the single source purchase of one (1) TEK84 Intercept Whole Body Security Scanning System including training and three (3) years of additional warranty for the Hall County Jail to TEK84, Inc. of Poway, CA, in the amount of \$169,200.00.

Treatment Services

Brad Williams, Judicial Accountability Director, addressed the Board.

- 18 Approve the 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.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *This week's Voting Meeting will be held on Tuesday, April 8, 2025 at 6:00 pm instead of Thursday, April 10, 2025.*

Public Comments

There were no comments from the public.

Commission Time

The Commissioners did not have any items to report.

Executive Session

Commissioner Stowe/Commissioner Poole — to go into Executive Session at 3:21 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 19 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 3:57 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 3:57 p.m.