



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 21, 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 County Attorney William Linkous III

Community Services and Parks

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

- 1 Approve the award of RFQ/P #45-025 Whitehall Road Improvements at Healan's Head's Mill for Parks & Community Services to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$1,053,117.00.

Consent

Development Services

Captain Barry Shaw, Interim Director of Development Services, addressed the Board.

- 2 Public Hearing on the Malt Beverage and Wine package license for Publix Super Markets, Inc. #2045 located at 3715 Wahoo Falls Trace, Gainesville, GA 30506. The Managing Agent is Jacqueline Brena and the Registered Agent is Nathan Culley. Commission District 2.

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

- 3 Approve the application and award of the 2024 Emergency Management Performance Grant (EMPG) for the Hall County Emergency Management Agency in the amount of \$50,000.00 and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related award documents. An in-kind match of \$50,000.00 will be required.

Consent

Human Resources

Dr. LisaRae Jones, Director of Human Resources, addressed the Board.

- 4 Approve the Employment Agreement for the Director of Development Services.

Consent

Juvenile Court

Annette Rainer, Juvenile Court Administrator, addressed the Board.

- 5 Approve the application, award, and twelve (12) month Memorandum of Understanding with Evidence Based Associates, LLC and any further supplemental funding of the Criminal Justice Coordinating Council's (CJCC) FY 2026 Juvenile Justice Incentive Grant for Hall County Juvenile Court for \$525,905.00, 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.

Consent

Planning & Zoning

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

- 6 **4844, 4841 & 4865 Cagle Road | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 101.57± acre tract located on the southeast side of Cornelia Highway at its intersection with Cagle Road | Zoned AR-1, Tax Parcels 09091 000001, 000002, & 000003 | **Proposed Use: 248-lot residential development** | Commission District 3 | **The Revive Land Group, LLC, applicant** Note: Tabled at the March 27, 2025 Voting Meeting until the April 22, 2025 Voting Meeting.
- 7 **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** Note: Tabled at the April 8, 2025 Meeting until the April 22, 2025 Voting Meeting.

- 8 **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** Note: Tabled at the April 8, 2025 Meeting until the April 22, 2025 Voting Meeting.
- 9 **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** Note: Tabled at the April 8, 2025 Meeting until the April 22, 2025 Voting Meeting.
- 10 **3038 Gateway Centre Parkway | Special Use |** on a 1.545± acre tract located on the south side of Gateway Centre Parkway approximately 830 feet from its intersection with White Sulphur Road | Zoned I-2; Tax Parcel 15020A000035 | **Proposed Use: Outdoor storage** | Commission District 3 | **Reynolds-Hemmer Properties, LLC, applicant**
- 11 **2695 & 2661 White Sulphur Road | Amend Conditions of Zoning |** on a combined 6.0± acre tract located on the northwest side of White Sulphur Road at its intersection with Navajo Circle | Zoned PID; Tax Parcels 09113 000073 & 000074 | **Proposed Use: Outdoor storage** | Commission District 3 | **Robert (Bo) Schill, applicant**
- 12 **5684 & 5702 Bethel Road | Rezone |** from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision** | Commission District 3 | **Janet Truelove, applicant**
- 13 **4436 Thompson Bridge Road | Rezone |** from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract located on the north side of Thompson Bridge Road approximately 490 feet from its intersection with Seminole Drive | Zoned R-1 & V-C; Tax Parcel 11060 000069 | **Proposed Use: Non-profit residential development** | Commission District 3 | **Abigail Burle, applicant**
- 14 **5031 Union Church Road | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 61.67± acre tract located on the east side of Union Church Road at its intersection with Old Mulberry Road | Zoned AR-1; Tax Parcel 15038 000029 | **Proposed Use: 123-lot subdivision** | Commission District 1 | **Crawford Creek Communities c/o Dean Conn, applicant**

Public Works and Utilities

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

- 15 Approve the acceptance of a \$390,000.00 Guaranty Performance/Maintenance Agreement for private sewer lift station installation to Sherwood Square Subdivision. Commission District 1.

Consent

- 16 Approve the acceptance of a \$1,077,338.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Sherwood Square Subdivision. Commission District 1.

Consent

County Administrator

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

- *This week's Voting Meeting will be held on Tuesday, April 22, 2025 at 6:00 pm*
- *Presented a 'WIN' video highlighting Laurel Parks new all-inclusive playground.*

Public Comments

The following people addressed the Board:

- *Paul Madison, 4024 Princeton Place, Gainesville*
- *Karen Roy, 7146 Boathouse Way, Flowery Branch*

Commission Time

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

- *Brandy Kastner (Peach State Bank & Trust)*

Commissioner Jeff Stowe, District 4, acknowledged Community Services & Parks Director Brent Holloway and his staff for their hardwork.

Executive Session

Commissioner Powell/Commissioner Stowe — to go into Executive Session at 3:32 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 17 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 Poole — to adjourn the Executive Session at 4:22 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 4:22 p.m.