



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, May 05, 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

County Attorney

Mr. Linkous addressed the Board.

- 1 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Gainesville of Tax Parcel Number 15033B000005 consisting of approximately 13.36 acres located at 1376 East Ridge 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.

Consent

Planning & Zoning

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

- 2 **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. Note: Tabled at the April 8, 2025 Meeting until the May 8, 2025 Voting Meeting.

- 3 **5691 Woodlin Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 17.58± acre tract located on the west side of Woodlin Road approximately 806 feet from its intersection with County Line Road | Zoned AR-1; Tax Parcel 15006B000023 | **Proposed Use: Second dwelling** | Commission District 3 | **Michael Rouse, applicant**
- 4 **6042 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.70± acre tract located on the west side of Spout Springs Road approximately 1,083 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000026 | **Proposed Use: Second dwelling** | Commission District 1 | **Bradley Cox, applicant**
- 5 **3800 Athens Highway | Rezone** | from Planned Commercial Development (PCD) and Planned Commercial Farm District (PCFD) to Planned Industrial Development (PID) | on a 99.24 ± acre tract located on the west side of Athens Highway approximately 1,300 ft from its intersection with Blackstock Road | Zoned PCD (GCOD) and PCFD; Tax Parcel 15013 000003 | **Proposed Use: Industrial uses** | Commission District 3 | **Hughes Commercial Real Estate, applicant**
- 6 **0 & 3566 Athens Highway | Rezone** | from Agricultural Residential 1 (AR-1) and Suburban Shopping (S-S) to Planned Industrial Development (PID) | on a combined 38.52± acre tract located on the southwest side of Athens Highway at its intersection with Mangum Road | Zoned AR-1 & S-S (GCOD); Tax Parcels 15014 000167 & 000233 | **Proposed Use: Industrial uses** | Commission District 3 | **Simpson Trucking and Grading, Inc., applicant**
- 7 **6495 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant**
- 8 **6495 Spout Springs Road | Special Use** | fuel sales in Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Fuel sales** | Commission District 1 | **LJA Engineering, applicant**
- 9 **5349 Browns Bridge Road | Special Use** | for vehicle repair within the Gateway Corridor Overlay District (GCOD) | on 0.60± acre tract located on the southeast side of Browns Bridge Road approximately 170 feet from its intersection with Sherri Drive | Zoned H-B (GCOD); Tax Parcel 08080 002058 | **Proposed Use: Vehicle repair, major** | Commission District 2 | **Luis Hermosillo, applicant**
- 10 **6700 & 6702 Yellow Creek Road | Rezone** | from Vacation Cottage (V-C) to Planned Commercial Development (PCD) | on a combined 47.14± acre tract located on the west side of Yellow Creek Road at its intersection with Barkers Bend Drive | Zoned V-C; Tax Parcel 11135 000001 & 000001E | **Proposed Use: Campground and event facility** | Commission District 2 | **Koons Environmental Design, Inc. c/o Josh Koons, applicant**

Public Works and Utilities

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

- 11 Approve the annual contract renewal for RFQ/P #43-011 Demand Services On-Call Contract for Abatement of Nuisance Properties and Demolition of County Owned Properties for Public Works & Utilities to Eagle Demolition & Environmental, Inc. of Carrollton, GA, Southern Demolition and Environmental, LLC of Atlanta, GA, SACAL Environmental & Management Company of Macon, GA and EnviroMasters, Inc. of Carrollton, GA. The estimated annual cost to exceed \$50,000.00.

Consent

- 12 Approve the Change Order #8 of RFP #31-014 Design Services for Spout Springs Road Widening Phase 2 to STV Incorporated of Duluth, GA to update to all environmental documents and traffic studies, in the amount of \$1,753,690.12.

Consent

- 13 Approve the release of a \$187,250.00 Guaranty Performance/Maintenance Agreement and acceptance of streets into Hall County Maintenance in Mount Vernon Manor Subdivision. Commission District 3.

Consent

County Administrator

Mr. Propes did not have any items to report.

Public Comments

The following people addressed the Board:

- *Vickie Kanady, H Thomas Road, Gainesville*

Commission Time

The Commissioners did not have any items to report.

Executive Session

Chairman Gibbs/Commissioner Stowe — to go into Executive Session at 3:23 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 14 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 4:02 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 4:02 p.m.