



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING 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)  
Thursday, May 22, 2025 - 06:00 PM**

**Call to Order**

*Chairman Gibbs at 6:01 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 Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon*

**Approve Agenda**

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*

**Invocation**

1 Commissioner Gregg Poole

**Pledge**

2 Commissioner Jeff Stowe

**Public Comments**

*The following people addressed the Board:*

- *Mandy Harris, 1459 Douglas Drive, Gainesville*

**Proclamation/s**

*Ms. Rivera addressed the Board and introduced the proclamations.*

- 3 Approve the joint proclamation with the City of Gainesville recognizing May 2025 as Myositis Awareness Month.

*Commissioner Cooper/Commissioner Powell — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 4 Approve the proclamation recognizing Anita Kay Buffington's retirement after 20 years of service to Hall County, Georgia.

*Commissioner Cooper presented Anita Kay Buffington with the Proclamation.*

*Commissioner Cooper/Commissioner Stowe — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 5 Approve the proclamation proclaiming May 18-24, 2025 as National Emergency Medical Services (EMS) Week.

*Commissioner Stowe presented Fire Chief Jerry Smith and Fire Rescue staff with the Proclamation.*

*Commissioner Powell/Commissioner Cooper — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 6 Approve the proclamation proclaiming May 18-24, 2025 as National Public Works Week.

*Commissioner Powell presented Public Works & Utilities Director Bill Nash and Public Works staff with the Proclamation.*

*Commissioner Cooper/Commissioner Stowe — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 7 Approve the proclamation proclaiming May 2025 as Building Safety Month.

*Commissioner Poole presented Chief Building Official Robert Gutowski and Building Inspections staff with the Proclamation.*

*Commissioner Poole/Commissioner Cooper — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 8 Approve the proclamation recognizing Ashley Gibson as the winner of the 6 years old and younger category of the Hall County 2025 National County Government Month Coloring Contest.

*Commissioner Cooper presented Ashley Gibson, Gideon Crawford and Mindy Crawford with Proclamations.*

*Commissioner Cooper/Commissioner Powell — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 9 Approve the proclamation recognizing Gideon Crawford as the winner of the 7 to 9 years old category of the Hall County 2025 National County Government Month Coloring Contest.

*Commissioner Stowe/Commissioner Powell — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 10 Approve the proclamation recognizing Mindy Crawford as the winner of the 10 to 12 years old category of the Hall County 2025 National County Government Month Coloring Contest.

*Commissioner Powell/Commissioner Stowe — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

## **Consent Agenda**

*Commissioner Stowe/Commissioner Poole — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 11 Approve the May 19, 2025 Work Session minutes.
- 12 Approve the May 19, 2025 Executive Session minutes.
- 13 Approve the May 19, 2025 Meeting minutes.
- 14 Approve the May 8, 2025 Voting Meeting minutes.
- 15 Approve the re-appointment of Keith Morris to the Chicopee Woods Greens Committee to serve a term from July 1, 2025 to June 30, 2026. Commission Districts 1, 2, 3 & 4.
- 16 Approve the re-appointment of Commissioner Billy Powell to the Convention & Visitor's Bureau (CVB) to serve a term from June 12, 2025 to June 11, 2026. Chairman's Appointment.
- 17 Approve the re-appointment of Christine Cave to the Convention & Visitor's Bureau (CVB) to serve a term from June 12, 2025 to June 11, 2026. Administrator's Appointment.
- 18 Approve the appointment of Natalie Crawford to the Department of Family & Children Services (DFACS) Board to serve a term from July 1, 2025 to June 30, 2030. Commission District 1.
- 19 Approve the appointment of Joey Millwood to the Department of Family & Children Services (DFACS) Board to serve an unexpired term to December 31, 2026. Commission Districts 1, 2, 3 & 4.
- 20 Approve the re-appointment of Deborah Mack to the Georgia Mountains Regional Commission (GMRC) as a Private Sector Member to serve a term from July 1, 2025 to June 30, 2026. Chairman and City Mayors Appointment.
- 21 Approve the modification of Taylor Ewing's appointment to the Library Board to correct her term end date to June 30, 2027. Commission District 1.
- 22 Approve the single source purchase of one (1) Mobile Adoption and Rescue Trailer for Animal Services to Jackson Creek Manufacturing Inc. of Denton, NC, in the amount of \$80,250.00.

- 23 Approve the annual renewal of the Hardware Warranty Agreement for Elections to Dominion Voting Systems, Inc. of Broomfield, CO, in the amount of \$91,270.75.
- 24 Approve the renewal of the annual contract for IFB #008-45 Inmate Clothing & Related Items Supply for the Correctional Institution and Jail to Bob Barker Company, Inc. of Fuquay-Varina, NC, Hard Time Products, LLC of Rome, GA and Victory Supply, Inc. of Mount Pleasant, TN. The estimated annual cost is \$97,932.62.
- 25 Approve the renewal of the annual contract for IFB #017-44 Drug Screen Kits & Services for various County departments to Redwood Toxicology Laboratory, Inc. of Santa Rosa, CA. The estimated annual cost is \$113,654.00.
- 26 Approve the renewal of the annual contract for IFB #006-44 Office Supplies for various County departments to Perimeter Office Products of Lawrenceville, GA and Advanced Office Solutions of Gainesville, GA. The estimated annual cost is \$125,612.00.
- 27 Approve the renewal of the annual contract for IFB #012-44 Vehicle Fuels Delivery for various County departments to Mansfield Oil Company of Gainesville, Inc. of Gainesville, GA. The estimated annual cost is \$180,000.00.
- 28 Approve the renewal of the annual contract for RFQ/P #42-009 Landscape Maintenance Services for various County departments to ACS Landscape Management, Inc. of Oakwood, GA. The estimated annual cost is \$428,344.00.
- 29 Approve the annual contract for IFB #008-46 Prescription and Over-the-Counter (OTC) Sundry Drugs for the Correctional Institution and Jail to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is \$255,025.00.
- 30 Approve the subscription renewal of Cartegraph Enterprise Asset Management Software for various County departments to Carahsoft Technology Corp. of Reston, VA. The estimated annual cost is \$149,241.90.
- 31 Approve the Employment Agreement for the Assistant County Administrator.
- 32 Approve the renewal of the annual contract for IFB #016-44 Traffic Control Supplies for Traffic Engineering to Vulcan Signs of Foley, AL. The estimated annual cost is \$98,566.00.
- 33 Approve the renewal of the annual contract for RFQ/P #42-002 Demand Services for Resurfacing, Paving, & Full Depth Reclamation for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA and Pittman Construction Company of Conyers, GA. The estimated annual cost is \$15,618,070.00.
- 34 Approval and authorization for the Chairman to execute an Intergovernmental Agreement between the City of Buford and Hall County regarding Hall County paving a section of New Bethany Road that is approximately 3,300 feet from the intersection with South Waterworks Road to the northern boundary of the "Old Stringer Property" which is located at 6191 New Bethany Road. Commission District 2.

- 35 Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 33.67 acres of real property located at 2710 Athens Highway, Hall County, GA, tax parcel number 15023A 000025 for the sum of \$1,695,000.00 for the purpose of constructing and maintaining a Solid Waste Recycling Facility, approving and accepting the transfer of said property to the County, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.
- 36 Approve the acceptance of a \$1,005,962.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer and Sidewalks in Brightside Braselton Subdivision. Commission District 1.
- 37 Approve the ratification of the purchase of a 2025 Fluid Open Cabin Patrol Boat for the Sheriff's Office to Brig USA, LLC (dba Fluid Watercraft) of Franklinton, NC, in the amount of \$280,649.34.
- 38 Approve the renewal of the annual contract for IFB #004-45 Emergency Lighting & Siren Supply for the Sheriff's Office to West Chatham Warning Devices of Savannah, GA. The estimated annual cost is \$407,038.00.
- 39 Approve Change Order #2 under RFQ/P #45-006 Inmate Food Service for the Hall County Jail to Kellwell Food Management of Beattyville, KY, in the amount of \$260,000.00.

#### **Other Business - Appointments for Consideration**

- 40 Appointment to the Citizens Advisory Board of the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to serve a term from July 1, 2025 to June 30, 2028. Commission District 3.

*Commissioner Poole/Commissioner Stowe — appoint Randy Wright — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

#### **Other Business - County Attorney**

*Mr. Linkous addressed the Board.*

- 41 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 15046 000001 consisting of approximately 155.192 acres located at 4381 Hog Mountain 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 Cooper — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 42 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 08097 000005 consisting of approximately 49.81 acres located at 4560 Hog Mountain 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 Cooper/Commissioner Powell — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 43 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 Numbers 15046 000008 and 15046 000008B consisting of approximately 19.398 acres located at 4651 and 4665 Hog Mountain 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 Cooper/Commissioner Stowe — approve — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

### **Other Business - Planning and Zoning**

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

- 44 Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission.

*Mr. Lawhon introduced the item. Ms. Garmon discussed the item. Mr. Lawhon conducted the Public Hearing.*

*There were no comments from the public.*

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

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

- 45 **2696 Cleveland Highway | Amend Conditions of Zoning |** on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138 000058 | **Proposed use: Vehicle repair, major** | Commission District 3 | **Ramon Carrillo Jr., applicant**

*Mr. Lawhon introduced items 45 and 46, which were heard together. Ms. Garmon discussed the items.*

*Commissioner Poole/Commissioner Stowe — approve withdrawal of item 45 —  
Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 46     **2696 Cleveland Highway | Special Use |** on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138 000058 | **Proposed use: Vehicle repair, major** | Commission District 3 | **Ramon Carrillo Jr., applicant**

*Commissioner Poole/Commissioner Powell — approve withdrawal of item 46 —  
Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 47     **0 McKinzey Lane | Special Use |** Subdivision, minor | on a 5.73± acre tract located on the northwest side of McKinzey Lane approximately 303 feet from its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019A | **Proposed Use: 6-lot subdivision** | Commission District 2 | **Garry L. English, applicant**

*Mr. Lawhon introduced the item. Ms. Garmon discussed the item. Mr. Lawhon conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- Garry English, 5010 McKinzey Lane, Flowery Branch*

*Commissioner Powell/Commissioner Cooper — approve with the five (5) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. The property shall be developed in accordance with the site plan dated February 21, 2025, and as described in the project narrative dated February 21, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The property may be subdivided into a maximum of six (6) single-family residential lots in accordance with the requirements of the Vacation Cottage (V-C) zoning district as detailed in Section 4.1 and Table 4.1.1.1 of the Unified Development Code of Hall County.*
- 3. The developer shall be responsible for all costs and plans required to improve McKinzey Lane in order to provide appropriate fire apparatus access roads with an unobstructed width of not less than 20 feet exclusive of shoulders, and to provide an approved area for turning around fire apparatus.*
- 4. 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 state regulations or other agencies or reviewing departments, including but not limited to, Environmental Health, the Fire Marshal, and Hall County Engineering.*
- 5. All conditions of zoning shall be made as part of any plats or construction plans created for the property.*

48

**3754 Price Road & 3715 Wahoo Falls Trace | Amend Conditions of Zoning** | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | **Proposed Use: Master sign plan** | Commission District 2 | **Benderson Development c/o Todd Mathes, applicant**

*Mr. Lawhon introduced the item. Ms. Garmon discussed the item. Mr. Lawhon*

*conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- Julie Daniel, 7978 Cooper Creek Parkway, Sarasota, FL*

*Commissioner Powell/Commissioner Stowe — approve with the six (6) conditions listed below — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. Wall signage shall be developed in accordance with the Supplemental Application Packet dated March 21, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The previously approved conditions dated December 14, 2023, as amended and listed below, shall apply:*
  - a. The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.*
  - b. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
  - c. Any necessary access modifications shall be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.*
  - d. Building height shall be limited to 3-stories/45 feet.*
  - e. No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated displays of seasonal items along the front entrance of the store.*
  - f. The following uses shall require a conditional use permit:*
    - i. Full-service car wash. Car washes associated with a gas station shall be permitted.*
    - ii. Self-storage facilities.*
  - g. The following uses shall not be permitted:*
    - i. Tire sales*
    - ii. Automobile repair*
    - iii. Maintenance businesses, with the exception of an auto parts and quick oil change services, which shall be allowed by right.*
  - h. The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director, or their designee, prior to any issuance of any building permits.*
  - i. All conditions of zoning shall be made part of any new plat created for the property.*

- j. *The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which included the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.*
- k. *Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT and paid for by the developers.*
- l. *Monument signs placed within the median of any public or private street shall be constructed of a breakaway material, subject to review and approval of the Hall County Traffic Engineer. Signs located within the right-of-way of state routes shall be subject to GDOT regulations and permitting requirements.*
- 3. *Window signage shall comply with the Unified Development Code (UDC).*
- 4. *No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Hall County UDC, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.*
- 5. *Only tenants located on a corner, in an end cap space, or in a freestanding building shall be permitted a second wall sign. In the event that a second wall sign is warranted as noted above, said second wall sign may be installed on a secondary elevation of the building (regardless of whether or not that side of the building includes a primary or secondary entrance).*
- 6. *All conditions of zoning shall be made a part of the plat or construction drawing created for the property.*

### **Other Business - Tax Commissioner**

*Ken Jarrard of Jarrard & Davis addressed the Board.*

- 49 Approval and authorization for the Chairman to execute a resolution expressing support for the Tax Commissioner, requesting good faith cooperation by the Board of Assessors in addressing an illegitimate homestead exemption application filed on behalf of the Tax Commissioner Darla Eden, subject to review and approval by the County Attorney.

*Commissioner Powell/Commissioner Poole — approve tabling item 49 until the June 12, 2025 Voting Meeting — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

### **County Administrator**

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

- *Hall County Offices will be closed on Monday, May 26, 2025 in observance of the Memorial Day holiday.*

### **Commission Time**

*Commissioner Kathy Cooper, District 1, wished everyone a happy and safe Memorial Day.*

*Commissioner Billy Powell, District 2, spoke regarding the recent Lake Lanier Park closures by the US Army Corps of Engineers. Instead of twenty-one (21) park closings, there will only be nine (9) parks closings. Those parks are:*

- Burton Mill*
- Van Pugh South*
- Van Pugh North*
- Old Federal Day Use Park*
- Balus Creek Water Access Point*
- Little Hall Park*
- Little River Park*
- Robinson Park*
- Mountain View Water Access Point*

*Mr. Propes stated he did not have any information on if these closures are temporary. Stated the Sheriff's Office has volunteered to help provide security for those that were re-opened.*

*Commissioner Gregg Poole, District 3, also provided remarks regarding the parks closures. Stated that Hall County and the Parks staff have done a tremendous job so far with these parks and our entire park system. Poole also stated that he has received several calls from citizens asking for Hall County to take over these parks, which he stated would increase Hall County's budget and taxes. Urged citizens to call their representatives.*

*Chairman David Gibbs agreed with Commissioner Poole and thanked Hall County staff for their hard work.*

## **Adjourn**

*Commissioner Stowe/Commissioner Powell — adjourn at 6:49 p.m. — Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — abstained*

*Commissioner Stowe — aye*

*Motion passed.*