



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, July 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 John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, and Interim County Attorney Justin Lawhon

Clerk's Office

Ms. Rivera addressed the Board.

- 1 Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, October 9, 2025 Voting Meeting and schedule a Meeting on Tuesday, October 7, 2025 at 6:00 p.m.

Consent

Community Services and Parks

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

- 2 Approve the Amendment #1 to the existing Credit Card Processing Service Agreement for Parks & Leisure Services with CSG Forte Payments, Inc. of Allen, TX. The estimated cost is \$50,000.00.

Consent

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 3 Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is \$60,000.00.

Consent

- 4 Approve the renewal of the single source record management system software agreement for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL, in the amount of \$87,091.00.

Consent

Planning & Zoning

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

- 5 **6266 Yellow Creek Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant**
- 6 **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Amend Conditions of Zoning** | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | **Proposed use: Model homes & construction trailer** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
- 7 **2620 & 2634 Barrett Road | Rezone** | from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | Commission District 3 | **Degaria Dowdy, applicant**
- 8 **2978 Athens Highway | Rezone** | from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**
- 9 **2978 Athens Highway | Special Use** | for fuel sales in the Gateway Corridors Overlay District (GCOD) on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

Public Works and Utilities

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

- 10 Public Hearing to abandon a one-hundred and eighty (180) foot portion of Barker Road located entirely within property owned by Barry Conner of America's Home Place, Inc. and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 2.
- 11 Approval and authorization for the Chairman to execute the Supplemental Agreement #2 to the Memorandum of Agreement (MOA) between the Georgia Department of Transportation (GDOT) and Hall County for Preliminary Engineering Oversight for the Spout Springs Road Phase 2 project. The estimated cost is \$60,000.00.
- Consent*
- 12 Approve and authorize the application of the Georgia Department of Transportation (GDOT) FY 2025 Local Roads Assistance (LRA) grant in the amount of \$5,000,000.00 for the construction of White Sulphur Road - Phase 2 and Cagle Road Full Depth Reclamation. No match is required.
- Consent*
- 13 Approve the award of Task Order #2026-006 Replace 48" Corrugated Metal Pipe (CMP) on Windsor Drive for Public Works & Utilities to Strickland and Sons Pipeline, Inc. of Gainesville, GA, in the amount of \$191,970.00.
- Consent*

County Administrator

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

- *Presented a 'WIN' video highlighting Road Maintenance.*
- *Acknowledged Hall County's recent award for the 2025 Award of Excellence for the Best of Category in Printed Publications and Newsletters by the National Association of County Information Officers (NACIO) for the 2024 Spring Edition of the Hall County Magazine.*

Public Comments

The following people addressed the Board:

- *Gina Ruppert, 1003 East Lake Drive, Decatur, GA*

Commission Time

Commissioner Gregg Poole, District 3, requested a letter of support or proclamation for the Last Stop Horse Rescue acknowledging Ms. Ruppert's comments.

Commissioner Jeff Stowe, District 4, asked Commission Clerk Rivera to place a item on the next agenda for his appointment to the Planning Commission.

Executive Session

Commissioner Powell/Commissioner Poole — to go into Executive Session at 3:44 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 4:11 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 4:11 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.