



**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, August 14, 2025 - 06:00 PM**

**Call to Order**

*Chairman Gibbs at 6:00 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 Administrators Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, Interim County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson*

**Approve Agenda**

*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.*

**Invocation**

1 Commissioner Gregg Poole

**Pledge**

2 Commissioner Billy Powell

**Public Comments**

*There were no comments from the public.*

## **Consent Agenda**

*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.*

- 3 Approve the August 11, 2025 Work Session minutes.
- 4 Approve the August 11, 2025 Executive Session minutes.
- 5 Approve the July 24, 2025 Voting Meeting minutes.
- 6 Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 1.61 acres of real property located at 2829 Browns Bridge Road and 2802 Florence Drive, Hall County, GA, Tax Parcel Numbers 08015 005032 and 08015 005034, for the sum of \$3,000,000.00 for the purpose of expansion of the Hall County Government Center campus, 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.
- 7 Approve the nominations of Connie Banks, Jerry Jackson and Tom Oliver to the Hospital Authority for a term from October 1, 2025 to September 30, 2028. Commission District 1.
- 8 Approve the nominations of Lee Hemmer, Denise Deal and Shelly Echols to the Hospital Authority for a term from October 1, 2025 to September 30, 2028. Commission District 3.
- 9 Approve the purchase of three (3) new Ford F-250 Trucks and one (1) new Ford F-350 Truck for Animal Services to Greene Ford Company of Gainesville, GA, in the amount of \$196,446.36.
- 10 Approve the resolution of the Hall County Board of Commissioners to approve the execution of an intergovernmental agreement with the Chicopee Woods Area Park Commission transferring any property interests possessed by Hall County, GA resulting from agreements entered into with the Chicopee Woods Area Park Commission in 1989 to the Chicopee Woods Area Park Commission and further terminating those agreements; authorization for the Chairman to execute any and all additional documents necessary to effectuate the agreement, subject to approval by the County Attorney.

- 11 Approve the resolution of the Hall County Board of Commissioners to approve the execution of an intergovernmental agreement with the Chicopee Woods Area Park Commission updating a lease agreement originally entered into in 1989; authorization for the Chairman to execute any and all additional documents necessary to effectuate the agreement, subject to approval by the County Attorney.
- 12 Approve the renewal of the FY 2026 Memorandum of Understanding with the University of Georgia (UGA) Extension for Cooperative Extension Services and Personnel; authorize the Chairman to execute all related documents, subject to the review and approval by the County Attorney.
- 13 Approval and authorization for the Chairman to execute an agreement between North Georgia Works! Inc. and Hall County regarding occasional temporary labor and other work services, subject to review and approval by the County Attorney.
- 14 Approve the Hall County Employee Personnel Policies and Procedures Manual; authorizing the Chairman to approve all related documents subject to the review and approval of the County Attorney.
- 15 Approve the acceptance of certain real property along the Spout Springs Road Phase I Project right-of-way from the Georgia Department of Transportation (GDOT); authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney. Commission District 1.
- 16 Approve the single source purchase of consulting services from Burns & McDonnell of Atlanta, GA to facilitate permit renewal and major modifications to the Candler Road Landfill, in the amount of \$319,400.00.
- 17 Approve the acceptance of \$776,340.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in The Village at Pine Valley subdivision. Commission District 3.
- 18 Approve the award of RFQ/P #46-018 Impact Fee Study for Public Works & Utilities to TischlerBise, Inc. of Bethesda, MD, in the amount of \$129,380.00.

19 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category A, Transportation Improvement Design for Public Works & Utilities to:

- AtkinsRealis USA, Inc. of Atlanta GA
- Infrastructure Consulting & Engineering, LLC of Norcross, GA
- Keck & Wood, Inc. of Duluth, GA
- Precision Planning, Inc. of Lawrenceville, GA
- Columbia Engineering and Services Inc. of Duluth, GA
- Moffatt & Nichol of Atlanta, GA
- S&ME Inc. of Duluth GA
- Holt Consulting Company, LLC of Duluth, GA
- TTL, Inc. of Atlanta, GA
- RS&H, Inc of Atlanta, GA
- Dewberry Engineers, Inc. of Atlanta, GA
- Croy Engineering, LLC of Marietta, GA
- Thomas & Hutton Engineering Co. of Buford, GA
- KCI Technologies, Inc. of Duluth, GA
- CDM Smith Inc. of Atlanta, GA
- BCC Engineering, LLC (dba Heath & Lineback) of Marietta, GA
- Kimley-Horn and Associates, Inc. of Atlanta, GA

The estimated annual cost to exceed \$50,000.00.

20 Approve the award of RFQ #46-001 Demand Services for Civil Engineering, Category B, Survey Services, for Public Works & Utilities to:

- CDM Smith Inc. of Atlanta, GA
- Thomas & Hutton Engineering Co. of Buford, GA
- Croy Engineering, LLC of Marietta, GA
- Columbia Engineering and Services, Inc. of Duluth, GA
- Precision Planning, Inc. of Lawrenceville, GA
- KCI Technologies, Inc. of Duluth, GA
- Infrastructure Consulting & Engineering, LLC of Norcross, GA
- Atlas Technical Consultants, LLC of Duluth, GA
- AtkinsRealis USA, Inc. of Atlanta, GA

The estimated annual cost to exceed \$50,000.00.

- 21 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category C, Construction Management Services for Public Works & Utilities to:

- ECS Southeast, LLC of Lawrenceville, GA
- BM & K Inc. of Braselton, GA
- United Consulting Group, Ltd. of Norcross, GA
- Kimley-Horn and Associates, Inc. of Atlanta, GA
- TTL, Inc. of Atlanta, GA
- AtkinsRealis USA, Inc. of Atlanta, GA
- KCI Technologies, Inc. of Duluth, GA
- Atlas Technical Consultants LLC of Duluth, GA
- CDM Smith, Inc. of Atlanta, GA
- Thomas Hutton Engineering Co. of Buford, GA
- BCC Engineering, LLC (dba Heath & Lineback) of Marietta, GA
- Croy Engineering, LLC of Marietta, GA

The estimated annual cost to exceed \$50,000.00.

- 22 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category D, Geotechnical Services for Public Works & Utilities to:

- Geo-Hydro Engineers, Inc. of Kennesaw, GA
- S&ME, Inc. of Duluth, GA
- Materials Managers and Engineers, Inc. (2MNEXT) of Atlanta, GA
- CDM Smith Inc. of Atlanta, GA
- NOVA Engineering & Environmental, LLC of Kennesaw, GA
- United Consulting Group, Ltd. of Norcross, GA
- ECS Southeast, LLC of Lawrenceville, GA
- TTL, Inc. of Atlanta, GA
- Atlas Consultants LLC of Duluth, GA
- AtkinsRealis USA, Inc. of Atlanta, GA

The estimated annual cost to exceed \$50,000.00.

- 23 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category E, Subsurface Utility Engineering for Public Works & Utilities to:

- CDM Smith, Inc of Atlanta, GA
- Columbia Engineering and Services, Inc. of Duluth, GA
- Croy Engineering, LLC of Marietta, GA
- KCI Technologies, Inc. of Duluth, GA
- AtkinsRealis USA, Inc. of Atlanta, GA
- Atlas Technical Consultants, LLC of Duluth, GA

The estimated annual cost to exceed \$50,000.00.

24 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category F, Water Resources for Public Works & Utilities to:

- Civil Engineering Consultants, Inc. of Marietta, GA
- Ardurra Group, Inc. of Buford, GA
- Rummel, Klepper & Kahl, LLP (dba RK & K) of Sandy Springs, GA
- AECOM Technical Services, Inc. of Atlanta, GA
- Keck & Wood, Inc. of Duluth, GA
- Engineering Strategies, Inc. of Marietta, GA
- Atkins Realis USA, Inc. of Atlanta, GA
- Precision Planning, Inc. of Lawrenceville, GA

The estimated annual cost to exceed \$50,000.00.

25 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category G, Plan Review for Public Works & Utilities to:

- Civil Engineering Consultants, Inc. of Marietta, GA
- Kimley-Horn and Associates, Inc. of Atlanta, GA
- Bureau Veritas North America, Inc. of Braselton, GA
- Raymond Global, Inc. of Conyers, GA
- KCI Technologies, Inc. of Duluth, GA
- Atlas Technical Consultants LLC of Duluth, GA
- Columbia Engineering and Services, Inc. of Duluth, GA

The estimated annual cost to exceed \$50,000.00.

26 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category H, Traffic Engineering Studies and Design for Public Works & Utilities to:

- Kimley-Horn and Associates, Inc. of Atlanta, GA
- CDM Smith Inc. of Boston, MA
- Moffatt & Nichol of Atlanta, GA
- Croy Engineering, LLC of Marietta, GA
- Columbia Engineering and Services, Inc. of Duluth, GA
- KCI Technologies, Inc. of Duluth, GA
- Keck & Wood, Inc. of Duluth, GA
- Michael Baker International, Inc. of Peachtree Corners, GA
- AtkinsRealis USA Inc. of Atlanta, GA
- BCC Engineering, LLC (dba Heath & Lineback) of Marietta, GA

The estimated annual cost to exceed \$50,000.00.

27 Approve the purchase of two (2) new Ford Explorer Police Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$95,400.00.

28 Approve the purchase of five (5) new Ford Explorer Police Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$221,490.00.

- 29 Approve the renewal of the Records Management System and Jail Management System's yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL, in the amount of \$59,577.29.
- 30 Approve the purchase of drug screen testing kits and services for Treatment Services to Microgenics Corporation of Fremont, CA. The estimated cost is \$182,788.62.
- 31 Approve the ratification of the application for grant funds from the Georgia Opioid Crisis Abatement Trust in the amount of \$276,914.00 to provide funding for transportation assistance, a full-time counselor to assist with drug treatment for the REACT program, audio-visual equipment and subscriptions that will help provide telehealth options for treatment, and training opportunities. If awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match required.

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

*Ms. Rivera addressed the Board.*

- 32 Hospital Authority Nominations (3) for a term from October 1, 2025 to September 30, 2028. Chairman's Appointment.

*Chairman Gibbs/Commissioner Stowe — nominations of Benny Bagwell, Pat Powell and Brett Fowler — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

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

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

- 33 **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** Note: Tabled at the July 24, 2025 Voting Meeting until the August 14, 2025 Voting Meeting.

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

*Commissioner Powell/Commissioner Stowe — approve removing item 33 from the table — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Mr. Anderson conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- *Jody Campbell, 3000 Langford Road #100, Peachtree Corners*

*Opposition:*

- *Greg Rutledge, 7724 Barkers Bend Drive, Murrayville*
- *Chuck Andrews, 6329 Yellow Creek Road, Murrayville*
- *Courtney St. John Wacker, 7719 Elm Circle, Murrayville*
- *Cheryl Hutchinson, 7126 Barkers Bend Drive, Murrayville*

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

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

- 34     **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** Note: Tabled at the July 24, 2025 Voting Meeting until the August 14, 2025 Voting Meeting.

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



*Commissioner Poole/Commissioner Stowe — approve removing item 34 from the table — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Mr. Anderson conducted the Public Hearing.*

*The following people addressed the Board:*

*Favor:*

- DeGaria Dowdy, 607 Gordon Street, Jefferson*

*Commissioner Poole/Commissioner Stowe— approve with the nine (9) conditions listed below — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. Development is approved as generally shown on the site plan dated March 27, 2025, and described in the supplemental project narrative dated April 03, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.*
- 3. 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.*
- 4. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to 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.*
- 6. Any future improvements or development on the property shall be brought*

*into compliance with the Hall County Unified Development Code. All proposed work must be submitted for review, and the appropriate permits shall be obtained prior to any construction.*

- 7. No outdoor operations beyond loading and unloading of trucks shall be permitted on site. All operations shall be completely contained within the structure.*
- 8. No outdoor storage shall be permitted per the Gateway Corridor Overlay District (GCOD) standards.*
- 9. The following uses shall not be allowed:*
  - a. Adult establishments*
  - b. Funeral homes*
  - c. Crematorium*
  - d. Psychic or fortune teller*
  - e. Pawn shop or pawn broker*
  - f. Smoke or vape shop*
  - g. Truck stop*

35     **3024 Dale Road | Amend Conditions of Zoning |** on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax Parcel 15025 000006 | **Proposed Use: Outdoor storage |** Commission District 3 | **Rochester | DCCM, applicant**

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

*The following people addressed the Board:*

*Favor:*

- Bradley Dunckel, 425 Oak Street, Gainesville*

*Opposition:*

- Mary Nealis, 3039 Dale Road, Gainesville*
- Tony Towe, 3032 Dale Road, Gainesville*
- William J. Nealis, 3039 Dale Road, Gainesville*
- Ken Ledbetter, 3052 Dale Road, Gainesville*
- Jodi White, 5166 White Hall Road, Lula*

*Commissioner Poole/Commissioner Stowe — approve tabling item 35 until the August 28, 2025 Voting Meeting— Vote: 4 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — abstained*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

36     **3654 Thompson Bridge Road | Amend Conditions of Zoning |** on a 1.37±  
acre tract located on the northeast side of Thompson Bridge Road, approximately  
736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel  
10104 000002 | **Proposed use: Financial Institution** | Commission District 2  
| **Fifth Third Bank c/o Tammala Brooks, applicant**

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

*The following people addressed the Board:*

*Favor:*

- Tony Ponting, 302 West Third Street, Cincinnati, OH*

*Commissioner Powell/Commissioner Stowe — approve with the eight (8) conditions listed below — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*

*Conditions:*

- 1. Development is approved as generally shown on the site plan dated December 17, 2024, and described in the project narrative dated March 26, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The development shall comply with the architectural design standards as described in the project narrative, with final materials and colors approved by the Director of Planning and Development, or their designee.*
- 3. The driveway into the property from Thompson Bridge Road (S.R. 60) will serve both the financial institution and the storage facility by utilizing a shared driveway easement.*
- 4. An easement for shared stormwater detention facilities shall be established to serve both Tract A and Tract B.*
- 5. Hours of operation for the financial institution shall be limited to 9:00 a.m. to 5:00 p.m., Monday through Friday; 9:00 a.m. to 12:00 p.m. on Saturdays and closed on Sundays.*
- 6. An eight foot tall opaque wood fence with a ten foot landscape buffer shall be constructed along the northwest property line which abuts Lanier Village Estates as reflected on the site plan dated December 17, 2024.*
- 7. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

- 37     **2353 Athens Highway | Special Use |** on a 1.19± acre tract located on the east side of Athens Highway, approximately 530 feet from its intersection with Pine Grove Road | Zoned H-B (GCOD); Tax Parcel 15022C000016 | **Proposed Use: Vehicle sales** | Commission District 4 | **Morteza Modaber, applicant**

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

*The following people addressed the Board:*

*Favor:*

- Morteza Modaber, 1130 East Street, Suwanee*

*Commissioner Stowe/Commissioner Powell — approve with the ten (10) 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 and as described in the project narrative, both dated May 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. Notes on the site plan designating "gravel paving" shall be disregarded per condition #2.*
- 2. The total number of parking spaces for sales shall be limited to a total of 34 spaces. All driveways and parking areas shall be paved with asphalt or concrete. No gravel shall be allowed.*
- 3. No servicing or maintenance of vehicles shall be allowed.*
- 4. The hours of operation shall be Monday through Friday 9:30 a.m. to 6:00 p.m., Saturday 9:30 a.m. to 4:00 p.m. and closed on Sunday.*
- 5. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.*
- 6. Plans for any improvements or development of the property shall be submitted for review and appropriate permits obtained.*
- 7. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs of improvements necessary for the development.*
- 8. 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 other agencies or reviewing departments, including, but not limited to the Fire Marshal, and Hall County Engineering.*
- 9. All conditions of zoning shall be made part of any plats created for the property.*
- 10. Any exterior modifications, improvements, or alterations to the site shall comply with the Unified Development Code as well as those standards outlined within Article 6 - Gateway Corridor Overlay District.*

## **County Administrator**

*Mr. Propes did not have any items to report.*

## **Commission Time**

*The Commissioners did not have any items to report.*

## **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 7:34 p.m. — Vote: 5 to 0*

*Commissioner Cooper — aye*

*Commissioner Powell — aye*

*Chairman Gibbs — aye*

*Commissioner Poole — aye*

*Commissioner Stowe — aye*

*Motion passed.*