



**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
Thursday, September 11, 2025 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

Chairman David Gibbs, Commissioners Kathy Cooper, Gregg Poole and Jeff Stowe

Also present were County Administrator Zach Propes, Assistant County Administrators Casey Ramsey and John Gentry, Deputy Commission Clerk Ana Dominguez, and Interim County Attorney Justin Lawhon

Commissioner Powell was absent.

Approve Agenda

Commissioner Cooper/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Kathy Cooper

Public Comments

The following people addressed the Board:

Len Palmer Davis, 5429 Pleasant Hill Lane, Gainesville

Proclamation/s

Ms. Dominguez addressed the Board and introduced the proclamation.

- 3 Approve the proclamation recognizing September 2025 as National Preparedness Month.

Commissioner Cooper presented Emergency Management Director Zachary Brackett and staff members Caleb Johnson and Bridget Iwankow with the Proclamation.

Commissioner Cooper/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

Commissioner Poole/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 4 Approve the September 8, 2025 Work Session minutes.

- 5 Approve September 8, 2025 Executive Session minutes.

- 6 Approve the August 28, 2025 Voting Meeting minutes.

- 7 Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the City of Gainesville for road maintenance of a section of Old Cornelia Highway, which is currently maintained by Hall County, subject to review and approval by the County Attorney.
- 8 Approve the annual contract for GovOS Comprehensive Real Estate Records Management System for the Clerk of Superior Court to GovOS Inc. of Austin, TX. The estimated annual cost is \$90,000.00.
- 9 Approve the purchase of two (2) new 2025 Ford F-150 Trucks for Parks & Leisure Services to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of \$100,697.20.
- 10 Approval and authorization for the Chairman to execute a Memorandum of Understanding and Subdivision Participation Form agreeing to Hall County's participation in a National Opioid Governmental Entity Settlement Agreement ("Opioid Settlement") involving Purdue Pharma L.P. & Sackler Family in Case No. 19-23649-shl in the United States Bankruptcy Court for the Southern District of New York, and any all additional documents necessary to effectuate the Opioid Settlement, and ratification of all actions taken to date concerning the same, subject to review and approval by the County Attorney.
- 11 Approval and authorization for the Chairman to execute a Subdivision Participation Form agreeing to Hall County's participation in a National Opioid Settlement Agreement with Sandoz, dated August 31, 2023, ("Sandoz Settlement"), as an Eligible Entity as defined in the Sandoz Settlement, and any and all additional documents necessary to effectuate the settlement, and ratification of all actions taken to date concerning the same, subject to review and approval by the County Attorney.
- 12 Approve the renewal of the agreement with ADP, Inc. for the purpose of providing payroll services for all County departments, and authorization for the Chairman to execute any necessary documents to effectuate the renewal; subject to the review and approval by the County Attorney. The estimated annual cost is \$382,423.00.
- 13 Approve the application and award for the FY 2027 Georgia Department of Transportation Section 5303 Program Metropolitan Planning Grant for the Gainesville-Hall Metropolitan Planning Organization (MPO) to aid in regional transportation planning in the amount of \$145,897.50, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 10% cash match is required.
- 14 Approve the Employment Agreement for the Director of Public Works & Utilities.
- 15 Approve the annual renewal of the contract for GIS Software Licensing for Planning & Zoning to Environmental Systems Research Institute, Inc. (ESRI) of Redlands, CA. The estimated annual cost is \$50,776.30.
- 16 Approve the award of Task Order #2026-013 FY26 Base and Paving of 7.18 Miles of Various Hall County Roads for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$1,702,721.89.

- 17 Approve the acceptance of a \$75,165.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities and sidewalks in Sherwood Square Phase 2 Subdivision. Commission District 1.
- 18 Approval and authorization for the Chairman and Board of Commissioners to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Phase II Realignment Project, Parcels 1 and 3, Hall County Tax Parcel Numbers 15020A000009 and 15020A000008, also known as 3330 White Sulphur Road and 3346 White Sulphur Road, presently owned by Carol Ann Brown and Scott Gaines Puckett as Trustees and William and Patricia Puckett Irrevocable Trust, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney. Commission District 3.
- 19 Approval and authorization for the Chairman and Board of Commissioners to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Phase II Realignment Project, Parcels 2, 4, and 5, Hall County Tax Parcel Numbers 150019000109, 15019A002105A, and 15020A000008B, and also known as White Sulphur Road, 3355 White Sulphur Road, and 3354 White Sulphur Road, presently owned by Neva C. Latty and Kevin Ward Coley as Trustees of the Wiley Heyward Coley Irrevocable Trust, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney. Commission District 3.
- 20 Approve the purchase of one (1) new 2025 Ford Transit High Roof 350 Passenger Van to Billy Howell Ford of Cumming, GA, in the amount of \$66,496.00.

Other Business - Financial Services

Taylor Samples, Director of Financial Services, addressed the Board.

- 21 Approve the Tax Levy Resolution setting the millage rates for 2025.

Taylor Samples, Director of Financial Services, addressed the Board.

Mr. Samples discussed the following information regarding the proposed millage rates:

- *FY 2026 Proposed Millage Rates:*
 - *General Fund - 3.227 mills*
 - *Fire Services Unincorporated - 2.400 mills*
 - *Fire Services Incorporated - 3.880*
 - *Emergency Services - 0.571 mills*
 - *Development Services - 1.180 mills*
 - *Parks & Leisure Services - 1.180 mills*
 - *Total Unincorporated Services - 7.815 mills, which includes a full rollback*
- *Hall County Schools M&O Rate: 14.990 mills*
- *Hall County Schools Debt Service: 1.000 mills*

Commissioner Stowe/Commissioner Cooper — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 22 Approve the adoption of the Tax Levy Resolution for the Hall County School District for 2025.

Commissioner Stowe/Commissioner Poole — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

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.

- 23 **5401 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

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

Commissioner Cooper/Commissioner Stowe — approve tabling item 23 until the October 7, 2025 Voting Meeting — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 24 **5401 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

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

Commissioner Cooper/Commissioner Stowe — approve tabling item 24 until the October 7, 2025 Voting Meeting — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 25 **4745 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) | on a 10.57± acre portion of a tract located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007000254(pt) | **Proposed Use: Industrial uses** | Commission District 3 | **BCBTR, LLC, applicant**

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

Commissioner Poole/Commissioner Stowe — approve tabling item 25 until the December 11, 2025 Voting Meeting — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 26 **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road at its intersection with Noah Martin Drive | Zoned AR-1; Tax Parcels 15007 000254(pt), 15019 000114 & 000043 | **Proposed Use: 323-unit residential development |** Commission District 3 | **BCBTR, LLC, applicant**

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

Commissioner Poole/Commissioner Cooper — approve tabling item 26 until the December 11, 2025 Voting Meeting — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 27 **7051 Ransom Free Road | Rezone |** from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 15.45± acre tract located on the south side of Ransom Free Road, approximately 1,653 feet from its intersection with Perry Parks Road | Zoned AR-1; Tax Parcel 11001 000003A | **Proposed use: Second dwelling |** Commission District 3 | **Katherine Kesterson, applicant**

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

The following people addressed the Board:

Favor:

- *Pat Garner, 81 Crown Pointe, Dawsonville*

Commissioner Poole/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 28 **7537 Chestatee Lane | Special Use** | minor subdivision | on a 6.55± acre tract located on the southeast side of Chestatee Lane, approximately 510 feet from its intersection with Point Spence Drive | Zoned R-1; Tax Parcel 11155 000089A | **Proposed use: Minor subdivision** | Commission District 2 | **Ethan Shirley, applicant**

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

The following people addressed the Board:

Favor:

- Ethan Shirley, 6242 Thompson Bridge Road, Dahlonega*

Commissioner Stowe/Commissioner Cooper — approve with the four (4) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated March 26, 2025, and as described in the project narrative dated June 4, 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 five (5) single-family residential lots in accordance with the requirements of the Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.3.1. of the Unified Development Code of Hall County.*
- 3. 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.*
- 4. All conditions of zoning shall be made as part of any plats or construction plans created for the property.*

County Administrator

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

- Expressed gratitude towards the Board of Commissioners, Financial Services, Tax Assessors, Tax Commissioners Office and Communications on millage rates being adopted despite challenges delaying the process. Stated that if anyone has any questions regarding their notice of assessments to reach out to Hall County.*
- Highlighted that 11 out of 12 years there has been a rollback in the General Fund Millage Rate and it is due to the level of strategic investment in the community through budget and programs like sales taxes that help drive that initiative. It would not be possible to accomplish without the Board's great leadership and financial prudence with the County's assets.*

Commission Time

Commissioner Gregg Poole, District 3, stated that the political environment we are in is tragic. We can agree to disagree and learn to still love each other despite it. We should learn to get along.

Chairman David Gibbs stated that we don't have to agree on everything because that is the beauty of freedom. Not everyone will like what we (Board) do but they do it because they feel like it's the right thing to do. Stated he is going to do what is right for the people of Hall County and the Hall County, as it is what he was elected to do.

Adjourn

Commissioner Poole/Commissioner Stowe — adjourn at 6:31 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.