



**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, December 08, 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 Administrators Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, and County Attorney Justin Lawhon

Appointments for Consideration

Ms. Rivera addressed the Board.

- 1 Approve the appointment of Matt Hamby to the Lula Development Authority to serve an unexpired term to September 25, 2027. Commission Districts 1, 2, 3 & 4.

Consent

Central Services

Kevin Ivey, Director of Central Services, addressed the Board.

- 2 Approve the award of IFB #023-46 Low Voltage Cabling Installation - Hall County Government Center 3rd Floor Renovation Project for Management Information Systems (MIS) and Central Services to Busker Communications of Gainesville, GA, in the amount of \$62,905.75.

Consent

- 3 Approve the purchase of furniture, fixtures and equipment (FF&E) for the Hall County Government Center 3rd Floor Renovation Project to Impact Office Interiors, Inc. of Griffin, GA, in the amount of \$546,692.62.

Consent

Clerk of Superior and State Courts

Brandi Paul, Business Manager for Clerk of Superior and State Courts, addressed the Board.

- 4 Approve the FY 2026 single source agreement for Kofile Technologies, Inc. to provide real estate historical record preservation services to the Clerk of Superior and State Courts. The estimated annual cost not to exceed \$150,000.00.

Consent

Community Services and Parks

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

- 5 Approve the purchase of furniture, fixtures and equipment (FF&E) for the East Hall Library addition to the East Hall Community Center to Impact Office Interiors, Inc. of Griffin, GA, in the amount of \$120,820.44.

Consent

Development Services

Kristie Turner, Director of Development Services, addressed the Board.

- 6 Approve the 2026 business license renewal for The Venue at Country Place Farm, LLC, located at 3266 Chestatee Road, Gainesville, GA 30506. The owner is The Venue at Country Place Farm, LLC. Commission District 2.

Consent

- 7 Approve the 2026 business license renewal for LL Farm, located at 5586 Ransom Free Road, Clermont, GA 30527. The business owner is L L Farm 2011, LLC. Commission District 3.

Consent

- 8 Approve the 2026 business license renewal for Calvary Station, LLC located at 1563 Calvary Church Road, Gainesville, GA 30507. The business owner is Calvary Station, LLC. Commission District 4.

Consent

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

- 9 Approve the purchase and installation of eight (8) Liebert APS Uninterrupted Power Supply (UPS) systems and associated accessories for E-911 to SHI International Corp. of Somerset, NJ, in the amount of \$288,568.80.

Consent

Financial Services

Taylor Samples, Director of Financial Services, addressed the Board and introduced Samuel Latimer of Rushton.

- 10 Presentation of the Hall County FY 2025 Annual Audit Report.

Mr. Latimer presented the FY 2025 Annual Audit Report.

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 11 Approve the annual contract renewal of sole source contract #031-45 Emergency Medical Pharmaceutical Supplies & Services for Fire Rescue to Northeast Georgia Medical Center, Inc. of Gainesville, GA. The estimated annual cost is \$80,000.00.

Consent

- 12 Approve the renewal of the annual contract for RFQ/P #43-015 EMS Billing and Collection Services for Fire Rescue to Digitech Computer, LLC of Chappaqua, NY. The estimated annual cost is \$302,099.00.

Consent

Human Resources

Dr. LisaRae Jones, Director of Human Resources, addressed the Board.

- 13 Approve the renewal of the Third Party Administrator (TPA) and Excess Worker's Compensation for plan year 2026 with Arthur J. Gallagher Risk Management Services, Inc., of Atlanta, GA, and Gallagher Bassett Services, Inc., of Rolling Meadows, IL. The estimated cost is \$423,262.00; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney.

Consent (Commissioner Stowe - recused)

Planning & Zoning

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

- 14 **2400 Okelly Road | Rezone** | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 119± acre portion of a tract located on northeast side of Okelly Road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant** NOTE: Tabled at the October 23, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.
- 15 **2400 Okelly Road | Special Use** | on a 119± acre portion of a tract located on northeast side of Okelly road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant** NOTE: Tabled at the October 23, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.
- 16 **5111 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 44 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant** NOTE: Tabled at the November 13, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.
- 17 **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 15007 000254(pt) | **Proposed Use: Industrial uses** | Commission District 3 | **BCBTR, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.
- 18 **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** Note: Tabled at the September 11, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.
- 19 **3271 & 3270 Buffington Farm Road | Amend Conditions** | on a 55.54± acre tract located on the east and west sides of Buffington Farm Road approximately 520 feet from its intersection with Water Lily Drive | Zoned PRD & AR-1; Tax Parcels 09106 000001A & 09106 000005 | **Proposed Use: Residential subdivision** | Commission District 3 | **Rochester | DCCM, applicant**
- 20 **2632 Sardis Road | Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunkel, applicant**

- 21 **2632 Sardis Road | Special Use** | for outdoor storage, major in Mixed Use & Gateway Corridor Overlay District (GCOD) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & SS; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**
- 22 **2632 Sardis Road | Variance to Section 5.4.2** | from Mixed Use (M-U) standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**
- 23 **2632 Sardis Road | Variance to Section 6.2** | from Gateway Corridor Overlay District (GCOD) standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**
- 24 **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1** | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | Commission District 4 | **Gerardo Vargas, applicant**
- 25 **6421 Honeysuckle Lane | Variance to Section 6.1.6** | to reduce the minimum yards | on a 0.42± acre tract located on the east side of Honeysuckle Lane at its intersection with Cherrywood Trail | Zoned PRD; Tax Parcel 10011D000045 | **Proposed Use: Single-family residence** | Commission District 2 | **EcoStar Modular LLC, J. Allen Watterson, applicant**
- 26 **3424 Davis Bridge Road | Variance to Section 3.2** | to reduce minimum yards | on a 3.36± acre tract located on the north side of Davis Bridge Road approximately 93 feet from its intersection with The Old Path | Zoned AR-1; Tax parcel 10063 000009 | **Proposed use: Residential addition** | Commission District 2 | **Marcos Aguilar, applicant**
- 27 **5 Ray Street | Conditional Use** | expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | **Proposed use: Accessory dwelling unit** | Commission District 4 | **Jay McNair, applicant**
- 28 **5742 Bethel Road | Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 9.99± acre tract located on the north side of Bethel Road, approximately 642 feet from its intersection with Clark Road | Zoned PCFD; Tax parcel 12007 000009 | **Proposed use: Uses permitted in AR-1** | Commission District 3 | **Shaun Foudy, applicant**
- 29 **2363 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.14± acre tract located on the west side of Whippoorwill Lane approximately 835 feet from its intersection with Sportsman Club Rd | Zoned R-1; Tax Parcel 00109A000029 | **Proposed Use: Residential addition** | Commission District 4 | **Thomas Ryan & Vicki Beddingfield, applicant**

- 30 **3568 Lakeview Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.28± acre tract located on the east side of Lakeview Drive approximately 475 feet from its intersection with Pinecrest Drive | Zoned R-1; Tax Parcel 09103A002073 | **Proposed Use: Accessory building** | Commission District 3 | **Leslie Moore, applicant**
- 31 **7365 Bill Wilson Road | Variance to Section 7.8.3** | Accessory Dwelling Unit (ADU) standards | on a 5.20± acre tract located on the northwest side of Bill Wilson Road at its intersection with Pebble Ridge Drive | Zoned R-1-L; Tax Parcel 09056A000008 | **Proposed Use: Accessory dwelling unit** | Commission District 3 | **Nedra Riddle, applicant**
- 32 **221 Highland Terrace | Variance to Section 5.5** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Generacion De Fe, applicant**
- 33 **221 Highland Terrace | Variance to Section 8.1** | to reduce the required parking | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | **Proposed Use: Place of worship** | Commission District 4 | **Generacion De Fe, applicant**
- 34 **3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041| **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant**
- 35 **3608 Joe Chandler Road | Variance from Section 7.7.3** | for the agri-entertainment event use standards | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant**

Public Works and Utilities

Jorge Gomez, Director of Public Works and Utilities, addressed the Board.

- 36 Approve the request from Chattahoochee River Keeper for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$1,500.00) for approximately 25 tons of trash to be collected during the Sweep the Hooch event scheduled for March 21, 2026.

Consent

- 37 Approve the resurfacing list for the Georgia Department of Transportation (GDOT) FY 2026 Local Maintenance Improvement Grant (LMIG) application for 8.13 miles of road resurfacing on eighteen (18) various County roads, in the amount of \$3,496,097.00.

Consent

- 38 Approve the award of Task Order #2026-023 Design & Engineering Services for New Entrance & Traffic Flow at the Hall County Landfill for Public Works & Utilities to Kimley-Horn and Associates, Inc. of Raleigh, NC, in the amount of \$166,000.00.

Consent

- 39 Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.027 acres of real property located at Lights Ferry Road and McEver Road by the Flowery Branch McEver, LLC. for right-of-way related to the Lights Ferry Road and McEver Road Roundabout project, and authorization the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.

Consent

- 40 Approval and authorization for the Chairman to execute a Utility Relocation Agreement between Hall County and Georgia Power Company regarding the relocation of utility poles for the Lights Ferry Road and McEver Road Roundabout Project, subject to review and approval by the County Attorney. The estimated cost is \$139,379.00.

Consent

- 41 Approval and authorization for the Chairman to execute a Right of Entry Agreement with the Georgia Ports Authority pertaining to real property located at 3315 White Sulphur Road (Parcel No. 15019 000658) necessary for construction related to the White Sulphur Road Phase II realignment project, subject to review and approval of the County Attorney.

Consent

- 42 Approve the award of IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities to Wilson Construction Management, LLC of Norcross, GA, in the amount of \$8,408,362.50.

Consent

- 43 Approve the release of a \$203,984.00 Irrevocable Letter of Credit for streets, stormwater management facilities and sidewalks in Marina Bay Phase 11 subdivision. Commission District 2.

Consent

Sheriff's Office

Lieutenant John Morgan, Sheriff's Office, addressed the Board.

- 44 Approve the purchase of a new 2025 Ford F-350 HERO truck for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$130,211.00.

Consent

Captain Kelley Edwards, Sheriff's Office, addressed the Board.

- 45 Approve the award of Task Order #2026-022 Firing Range Improvements for the Sheriff's Office to Simpson Trucking & Grading, Inc. of Gainesville, GA, in the amount of \$759,158.00.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Thanked the Financial Services Director Taylor Samples and his team for their work on the audit and their dedication to financial excellence.*
- *Hall County Offices will be closed on Wednesday, December 24, 2025 and Thursday, December 25, 2025 in observance of the Christmas holiday. Hall County Offices will also be closed on Thursday, January 1, 2026 in observance of the New Years Day holiday.*

Public Comments

The following people addressed the Board:

- *Cheryl Woodall, Indian Hawthorne Ridge, Gainesville*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*

Commission Time

Commissioner Billy Powell, District 2, acknowledged current members of Leadership Hall. The following members addressed the Board:

- *Tracy Moore (Brenau University)*

Commissioner Gregg Poole, District 3, spoke about the furniture purchase and clarified that by using the state contract, money was saved on the purchase. Also spoke about the budget for the East Hall Library and savings that have been realized so far.

Executive Session

Commissioner Stowe/Commissioner Poole — to go into Executive Session at 4:28 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 46 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 5:21 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 5:21 p.m.