



**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, November 13, 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, County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Approve Agenda

Commissioner Powell/Commissioner Poole — 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

Girl Scout Troop 10702 led the Pledge.

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*

Presentation/s

Ms. Rivera addressed the Board.

3 Girl Scout Troop 10702 Presentation on Rainwater Harvesting

Girl Scout Troop 10702 addressed the Board discussed rainwater harvesting. Members of the Troop present were: Troop Leader Rachel Gibson, Violet, Ella, Finnley, Brooklyn, Meadow, Alayna and Alex.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

4 Approve the proclamation recognizing Janie Pruitt's retirement after 20 years of service to Hall County, Georgia.

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.

5 Approve the proclamation recognizing Marlon Veal's retirement after 32 years of service to Hall County, Georgia.

Commissioner Poole presented Marlon Veal with the Proclamation.

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.

- 6 Approve the proclamation recognizing Marita Collins as the winner of the Eagle Naming Contest.

Commissioner Stowe presented Marita Collins with the Proclamation.

Commissioner Poole/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 recognizing November 2025 as National Native American Heritage Month.

Commissioner Cooper presented Terry Hughes, Penny Walker, Sandy Blakey and Rachel Schwab 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.

- 8 Approve the Proclamation recognizing November 1, 2025 as National Family Literacy Day.

Commissioner Powell presented Terry Hughes, Penny Walker, Sandy Blakey and Rachel Schwab 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.

Consent Agenda

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.

- 9 Approve the November 10, 2025 Work Session minutes.
- 10 Approve the November 10, 2025 Executive Session minutes.
- 11 Approve the November 6, 2025 Meeting minutes.
- 12 Approve the November 6, 2025 Executive Session minutes.
- 13 Approve the October 23, 2025 Voting Meeting minutes.
- 14 Approve the award of RFQ/P #46-012 Owners Representative Program Management Services for the construction of the Hall County Judicial Complex Expansion to Turner & Townsend Heery, LLC of Atlanta, GA. The estimated cost is \$2,229,500.00.
- 15 Approve the re-appointment of Larry Poole to the Board of Health to serve a term from January 1, 2026 to December 31, 2030. Commission Districts 1, 2, 3 and 4.
- 16 Approve the appointment of Richard Higgins to the Board of Tax Assessors to serve a term from January 1, 2026 to December 31, 2029. Commission District 4.

- 17 Approve the re-appointment of Commissioner Gregg Poole to the Chestatee-Chattahoochee Resource Conservation and Development Council (RC&D) to serve a term from January 1, 2026 to December 31, 2026. Commission Districts 1, 2, 3, and 4.
- 18 Approve the re-appointment of Jorge Gomez to the Chestatee-Chattahoochee Resource Conservation and Development Council (RC&D) to serve a term from January 1, 2026 to December 31, 2026. Commission Districts 1, 2, 3, and 4.
- 19 Approve the re-appointment of Commissioner Billy Powell to the Gainesville Hall Development Authority to serve a term from January 1, 2026 to December 31, 2026. Commission Districts 1, 2, 3 and 4.
- 20 Approve the re-appointment of Commissioner Jeff Stowe to the Parks & Leisure Services Board to serve a term from January 1, 2026 to December 31, 2026. Commission Districts 1, 2, 3 and 4.
- 21 Approve the 2026 Board of Commissioners Meeting Schedule.
- 22 Approval and authorization for the Chairman to execute an Extension of the Letter of Intent between Hall County and Glade Farm, LLC, originally executed on January 15, 2010, and any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 23 Approve the award of Task Order #2026-018 Remodel Kitchens at three (3) Fire Stations (#2, 13 and 16) and Full Remodel of Fire Station #12 for Fire Rescue to Scroggs & Grizzel Contracting, Inc. of Clermont, GA, in the amount of \$390,473.00.
- 24 Approve the annual agreement for medical benefits consulting and brokerage services to Turner Wood & Smith Agency, Inc. of Gainesville, GA. The estimated annual cost is \$200,000.00.
- 25 Approve the annual renewal for Medical Stop Loss coverage with HM Insurance Group of Alpharetta, GA, and authorize the Chairman to execute all related documents, subject to the review and approval of the County Attorney. The estimated annual cost is \$2,291,979.00.
- 26 Approve the Employment Agreement, as amended, for the County Attorney.
- 27 Approve the Change Order #1 for the monthly phone service cost to RingCentral, Inc. of Belmont, CA. The estimated annual cost is \$180,558.00.
- 28 Approval and authorization for the Chairman to execute an Intergovernmental Agreement (IGA) between Hall County and the City of Gainesville regarding water main relocations for the the White Sulphur Road Phase II project, subject to review and approval by the County Attorney. Commission District 3.
- 29 Approve the award of Task Order #2026-017 Construction Engineering Inspection (CEI) and Construction Project Management Services for the White Sulphur Rd - Phase II Realignment Project for Public Works & Utilities to TTL, Inc. of Atlanta, GA, in the amount of \$494,216.14.

- 30 Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.036 acres of real property located at White Sulphur Road (Parcel #8) by the Gainesville and Hall County Development Authority for right-of-way related to the White Sulphur Road Phase II project, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 31 Approval and authorization for the Chairman to execute a resolution accepting the donation of approximately 1.6 acres of temporary construction easement and 0.14 acres of driveway easement located at White Sulphur Road (Parcel #11 & 12) by QuikTrip Corporation for right-of-way related to the White Sulphur Road Phase II project, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 32 Approval and authorization for the Chairman to execute a resolution accepting certain right-of-way along McKinzey Lane from McKinzey Lane Development LLC, Stephens Road Development LLC, Garry L. English and Gale W. English as well as authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 33 Approve the ratification of the application and award for the 2025 Federal Homeland Security Program Grant for the Sheriff's Office Explosive Ordnance Disposal (EOD) K9 Team to purchase a new K9 unit vehicle in the amount of \$65,000.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.
- 34 Approve the partial 2022 real property refund in the amount of \$2,251.12 for overpayment of Hall County taxes regarding property located at 3001 Athens Highway (Tax Parcel #15023 000040) to Gainesville Freezer, LP.

Other Business - Appointments for Consideration

Ms. Rivera addressed the Board.

- 35 Appointment to the Board of Tax Assessors to serve a term from January 1, 2026 to December 31, 2029. Chairman's Appointment.

Chairman Gibbs/Commissioner Stowe — appointment of Anthony James Zurzolo — 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.

- 36 **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**

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

The following people addressed the Board:

Favor:

- *Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, Gainesville*

Opposition:

- *Jill Cooper, 5125 Old Winder Highway, Braselton*
- *Korey Anderson, 5179 Stately Oaks Drive, Flowery Branch*
- *Stephanie Davis Sullards, 4337 Benefield Road, Braselton*
- *Karen Bryant, 5062 Old Winder Highway, Braselton*

Commissioner Cooper/Commissioner Poole — approve tabling item 36 until the December 11, 2025 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 37 **5303 Browns Bridge Road | Amend Conditions |** on a 0.97± acre tract located on the south side of Browns Bridge Road at its intersection with Whitmire Drive | Zoned H-B; Tax Parcel 08080 003018 | **Proposed use: Vehicle repair, major** | Commission District 2 | **Ali Sadegh, applicant**

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

*Commissioner Powell/Commissioner Poole — approve withdrawal of item 37 —
Vote: 4 to 0*

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 38 **5424 Mulberry Preserve Drive | Special Use |** On a 0.59± acre tract located on the northeast side of Mulberry Preserve Drive approximately 538 feet from its intersection with Elizabeth Lane | Zoned R-1; Tax Parcel 15043F000130 | **Proposed Use: Group home |** Commission District 1 | **Karen Woodroffe, applicant**

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

The following people addressed the Board:

Favor:

- Karen Woodroffe, 5424 Mulberry Preserve Drive, Flowery Branch*
- Beth Vinyard, 47 Trinity Ave, Atlanta*

Commissioner Cooper/Commissioner Powell — approve with the four (4) 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 concept site plan and as described in the project narrative dated August 5, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. 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.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 4. This approval shall be applicable to this applicant only. Should the ownership of the subject property change, the approval shall become null and void.*

39

6382 Lakeview Drive | Appeal a Planning Commission Decision | for a Variance to section 4.1 to reduce the minimum yards | on a 0.23± acre tract located on the west side of Lakeview Drive approximately 540 feet from the Gwinnett County line | Zoned V-C; Tax Parcel 07360A000014 | **Proposed use: Single-family residence** | Commission District 2 | **Tyler Young, applicant**

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

The following people addressed the Board:

Favor:

- *Richard Wingate, 6384 Lakeview Drive, Buford (Appellant)*

Opposition:

- *Tyler Smith, 340 Jesse Jewell Parkway, Suite 300, Gainesville*
- *Tyler Young, 6297 Lakeview Drive, Buford*
- *Robert Wallace, 6378 Lakeview Drive, Buford*
- *Harold Trip*
- *Edward Coglianese, 6408 Lakeview Drive, Buford*

Commissioner Powell/Commissioner Stowe — deny appeal — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

County Administrator

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

- *Hall County Offices will be closed on Thursday, November 27, 2025 and Friday, November 28, 2025 in observance of the Thanksgiving holiday.*

Commission Time

Commissioner Kathy Cooper, District 1, wished everyone a Happy Thanksgiving.

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

- *Zach Green (Northeast Georgia Health System)*

Commissioner Gregg Poole, District 3, stated that there must be order during meetings and everyone should be treated with respect. Wished everyone a Happy Thanksgiving.

Chairman David Gibbs agreed with Commissioner Poole's comments and asked that everyone be respectful. Stated that the Board tries to do the best that they can for the County.

Adjourn

Commissioner Stowe/Commissioner Powell — adjourn at 8:00 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.