



**HALL COUNTY BOARD OF COMMISSIONERS
BOARD RETREAT MINUTES
The Ridges Resort
3499 US Highway 76 W
Hiawassee, GA 30546
November 5-6, 2025**

Meeting on Wednesday, November 5, 2025 began at 1:00 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, and County Attorney Justin Lawhon

Welcome/Introduction (*Zach Propes, County Administrator*)

Strategic Plan Update (*Sarah Crowe, Communications & Strategic Engagement Manager*)

Superior and state court judge addition discussion (*Zach Propes, County Administrator*)

- Fourth state court judge needed
- Require potential increase to general fund millage rate, to be offset by reduction to Fire/Emer. Services millage rate
- Additional space for Family Law Center and Public Defenders Office outside of courthouse

School Tax Collection Fee (*Zach Propes, County Administrator*)

- Requires local act to change 2.5% fee
- Board of Education (BOE) has requested to reduce percentage fee for collections

Starter Homes/Work Force Housing (*Tommy Howard, Alex Petry, Stephen Lovett - The Norton Agency; Jay Knight - Templar Development*)

- Discussion about incentivizing and working with developers to create affordable homes for workforce

Greenspace Initiatives (*Tony Herdener, Vision 2030 Greenspace Committee*)

- Focused on Strategic Plan GS. 2 and key action items 1-3

North Georgia Land Trust (*Brent Hoffman, North Georgia Land Trust*)

UDC General Discussion (*Beth Garmon, Director of Planning & Zoning*)

- Quality v. Affordability
- Building/property maintenance standards
- Streamline of permitting process
- Stormwater regulations
- Impact fees

Meeting on Wednesday, November 5, 2025 ended at 5:00 p.m.

Meeting on Thursday, November 6, 2025 began at 8:30 a.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, and County Attorney Justin Lawhon

Lumpkin Co. Roads IGA discussion (*Zach Propes, County Administrator*)

High Density Zoning (*Chrissy Marlowe: Carl Vinson Institute of Government, University of Georgia*)

- Identity, housing considerations, housing shortage, density, missing middle

UDC Wrap up Discussion (*Beth Garmon, Director of Planning & Zoning*)

- Focus on sunset criteria for old and future rezones
- Develop a starter home overlay
- Highlight areas already designed to be zoned for higher density
- May review/exercise

Cybersecurity Training (*Adam Welker, Cybersecurity Administrator*)

Ethics Discussion (*Justin Lawhon, County Attorney*)

- Review of Hall County Code of Ethics
- Additional discussion regarding:
 - Liquor licenses in Hall County
 - Special event permitting
 - BOC Policy and Procedure manual

Parks Discussion (*Brent Holloway, Director of Community Services & Parks*)

- USACE
 - Possibility of HC operating the Duckett Mill Marina
 - Use of QR code/kiosk payments are parking areas where not gates
 - Include Van Pugh N/S and Burton Mill
- South Hall Park
 - Gray out Future Aquatics and put: Future Park Development
 - Develop options to pay for ball fields

Capital Projects/Program Manager Update (*Doug Straughan, Capital Projects Manager*)

- 2829 BLDG
 - Discussed purchase vs rent of restroom facilities

Meeting on Thursday, November 6, 2025 ended at 3:00 p.m.

*Minutes Prepared by: Sarah Crowe,
Communications and Strategic Engagement Manager*