



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*