



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
Tuesday, January 20, 2026 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:01 p.m.

Present:

Chairman David Gibbs, Vice-Chairman Kathy Cooper and Commissioners Billy Powell, Gregg Poole and Jeff Stowe

Also present were County Administrator Zach Propes, Assistant County Administrator John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, and County Attorney Justin Lawhon

Elections

Paige Thompson, Elections Manager, addressed the Board.

- 1 Approve the 2026 Qualifying Fees Resolution for the upcoming election cycle.

Consent

Planning & Zoning

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

- 2 **5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
- 3 **5773 & 5769 Conner Road | Variance to Section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

- 4 **1148 Hancock Avenue | Conditional Use** | expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**
- 5 **1148 Hancock Avenue | Variance to Section 5.3** | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
- 6 **2479A Broadway Place | Variance to Section 7.8.3** | Accessory Dwelling Unit (ADU) standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
- 7 **2479B Broadway Place | Variance to Section 7.8.3** | Accessory Dwelling Unit (ADU) standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
- 8 **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
- 9 **5953 & 5965 Yellow Creek Road | Special Use** | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
- 10 **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**

Public Works and Utilities

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

- 11 Approval and authorization for the Chairman to execute a resolution donating 333 square feet of real property located at 1280 Athens Street Southeast, Gainesville, GA 30501 (Tax Parcel # 01140 000011) to the City of Gainesville for a permanent stormwater easement related to the Athens Street Pedestrian Corridor Improvement project; authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

Consent

- 12 Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.048 acres of real property located at 5608 Azelia Drive, Gainesville, GA 30506 by Joshua Robert Nelson for right-of-way related to the paving of Azelia Drive; authorization the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.

Consent

Sheriff's Office

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

- 13 Approve the purchase of one hundred ten (110) Motorola APX 6000 Radios for the Sheriff's Office to the State of Georgia Department of Administrative Services of Atlanta, GA and establish a capital projects budget in the amount of \$132,000.00.

Consent

- 14 Approve the purchase of ten (10) new 2025 Ford Explorer Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$442,980.00.

Consent

Public Comments

The following people addressed the Board:

- *Mike Wotford, 5069 Southern Trace Drive, Gainesville*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Travis Gillespie, 3331 Bob Bryant Road, Gainesville*
- *David Lee, 3255 Bob Bryant Road, Gainesville*
- *Irene Street, 5015 Glen Forrest Drive, Flowery Branch*
- *Torey Bennett, Pine Tree Circle, Gainesville*

County Administrator

Mr. Propes addressed the Board and stated the following:

- *The annual State of the County video and 2025 accomplishments will be released this week.*
- *All third floor departments (Environmental Health, Development Services, Planning & Zoning, Business License and Public Works) have been relocated to the Hall County Government Center Annex located at 2829 Browns Bridge Road. Thanked Central Services Director Kevin Ivey, Assistant County Administrators Casey Ramsey and John Gentry and third floor department heads for their hard work during the relocation.*

Commission Time

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

- *Kat Yee (ProCare Ottobock Prosthetics & Orthotics)*

Commissioner Gregg Poole, District 3, spoke about the celebratory gunfire. Stated that it was a failure of Hall County to not live stream the meeting held on December 8, 2025 and it was not a transparent act.

Executive Session

Commissioner Powell/Commissioner Stowe — to go into Executive Session at 3:55 p.m. —Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 15 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 Stowe exited the room prior to adjournment of the Executive Session.

Commissioner Powell/Commissioner Cooper — to adjourn the Executive Session at 5:15 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — absent

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 5:15 p.m.