



**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, February 23, 2026 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

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

Commissioner Billy Powell was absent.

Appointments for Consideration

Ms. Rivera addressed the Board.

- 1 Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2026 to March 1, 2030. Commission Districts 1, 2, 3 & 4.

Discussion

Commissioner Poole suggested implementing a rotating system for Commissioners to serve on various boards. Commissioner Cooper requested a detailed list indicating which Commissioners currently serve on each Board. Ms. Rivera will compile the information and present it at Thursday's Voting Meeting.

County Attorney

Mr. Lawhon addressed the Board.

- 2 Approval and authorization for the Chairman to execute a resolution imposing a new suspension on the acceptance of applications seeking to rezone property to any zoning category that authorizes high-density residential and/or planned development uses, as defined, and a suspension on the acceptance of applications seeking a special use for a data center, as defined, for a period of 180 days, subject to review and approval by the County Attorney.

Public Hearing and consideration to be held at the Thursday, February 26, 2026 Voting Meeting.

Financial Services

Taylor Samples, Director of Financial Services, addressed the Board.

- 3 Approve the Fiscal Year 2026 Mid-Year Budget Reconciliation Resolution.

Presentation and consideration to occur at the Thursday, February 26, 2026 Voting Meeting.

Human Resources

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

- 4 Approve the Employment Agreement for the Assistant Director of Public Works and Utilities.

Consent

Planning & Zoning

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

- 5 **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** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.
- 6 **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** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.
- 7 **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** NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting. NOTE: Tabled at the February 12, 2026 Voting Meeting until the February 26, 2026 Voting Meeting.

- 8 **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential** | Commission District 3 | **Haley Stapleton, applicant**
- 9 **888 & 890 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**
- 10 **888 & 890 Gainesville Highway | Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**
- 11 **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park** | Commission District 3 | **Cook Communities, applicant**
- 12 **7273 Lula Road | Variance to Section 3.2** | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance** | Commission District 3 | **Andres Serrano, applicant**
- 13 **5401 Old Winder Highway | Amend Conditions of Zoning** | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
- 14 **5401 Old Winder Highway | Amend Conditions of Zoning** | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Jason Skarda, Assistant Director of Public Works and Utilities, addressed the Board.

- 15 Public Hearing to accept a portion of Williams Drive into Hall County Maintenance starting from its intersection with West Dennis Drive approximately 825 feet to the termination point. Commission District 3.

Public Hearing and consideration to be held at the Thursday, February 26, 2026 Voting Meeting.

Public Works and Utilities

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

- 16 Approve the application to the Office of Senator Jon Ossoff for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of \$100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of \$20,110.00 is required.

Consent

- 17 Approve the application to the Office of Senator Raphael Warnock for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of \$100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of \$20,110.00 is required.

Consent

- 18 Approve the release of a \$1,536,277.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

Consent

- 19 Approve the acceptance of a \$488,984.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

Consent

- 20 Approve the extension of a \$609,086.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Falcon Landing Phase I Subdivision. Commission District 2.

Consent

- 21 Approve the extension/reduction of a \$1,430,783.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sidewalks and sewer in Clark Farms Phase I Subdivision. Commission District 1.

Consent

- 22 Approve the release of a \$1,271,558.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Union Heights Subdivision into Hall County maintenance. Commission District 1.

Consent

- 23 Approve the release of \$142,375.00 Irrevocable Letter of Credit and acceptance of streets in Westchester Subdivision into Hall County maintenance. Commission District 4.

Consent

Tax Assessors

John Smith, Deputy Chief Appraiser, addressed the Board.

- 24 Approve the 2023 and 2024 Real Property refund in the amount of \$1,346.92 for overpayment of Hall County taxes regarding property located at 3601 Baker Road, Gainesville, GA 30507 to Julio C. Madrigal Manzo.

Consent

County Administrator

Mr. Propes did not have any items to report.

Public Comments

The following people addressed the Board:

- *Amanda McGee, 5156 Daylily Drive, Braselton*
- *Ruth Dubin, 3980 Oak Harbour Drive, Gainesville*

Commission Time

Commissioner Gregg Poole, District 3, in response to the public comments received, Commissioner Poole stated that he has addressed the matter concerning Immigration & Customs Enforcement (ICE) in Hall County.

Executive Session

Chairman Gibbs/Commissioner Stowe — to go into Executive Session at 4:08 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

25 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 Poole/Commissioner Stowe — to adjourn the Executive Session at 4:42 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:42 p.m.