



**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, March 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 Billy Powell, 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

Appointments for Consideration

Ms. Rivera addressed the Board.

- 1 Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4.
- 2 Appointment to the Gainesville & Hall County Development Authority to serve a term from April 1, 2026 to March 31, 2030. Commission Districts 1, 2, 3, & 4.

Appointment of Jackie Walters Slaughter — Consent

Community Services and Parks

Brent Holloway, Director of Community Services and Parks, addressed the Board.

- 3 Approve the award of ITB #031-46 Cherokee Bluffs Park Rubber Mulch Playground Surfacing for Parks & Leisure to JarJax, LLC dba Southeast Outdoor Solutions of Jasper, GA, in the amount of \$75,671.70.

Consent

- 4 Approval and authorization for the Chairman to execute a Cooperative Management Agreement with the United States Department of the Army regarding eleven (11) parks; and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

Consent

Financial Services

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

- 5 Approve the renewal and amendment of annual contract RFQ/P #41-010 Financial Information System Software for Financial Services to Tyler Technologies, Inc. of Yarmouth, ME. The estimated annual cost is \$480,835.00.

Consent

Human Resources

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

- 6 Approve the Employment Agreement for the Director of Planning & Zoning.

Consent

Planning & Zoning

Katie Ahmed, Director of Planning & Zoning, addressed the Board.

- 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. NOTE: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*
- 8 **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** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*
- 9 **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** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

- 10 **5908 & 5912 Atlanta Highway | Amend Conditions of Zoning** | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
- 11 **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.71± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
- 12 **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 337 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
- 13 **3172 Heritage Crossing Drive | Conditional Use** | for a rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
- 14 **13 Liberty Street | Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | **Philip Devries, applicant**
- 15 **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
- 16 **5461 Union Church Road | Variance to Section 9.2.4** | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District: 1 | **Charline Benifield, applicant**

Commissioner Poole exited the meeting at 3:35 pm.

- 17 **6693 Bass Circle | Variance to Section 4.1** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Bass Circle approximately 662 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
- 18 **6747 Holly Springs Road | Variance to Section 9.2.4** | to reduce the required road frontage | on a 115.50± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

- 19 **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

Public Works and Utilities

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

- 20 Approval and authorization for the Chairman to execute a resolution approving and ratifying closed negotiated settlements and affirm all actions taken relating to the Pond Fork Sewer Project, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the ratification and affirmation for the purposes of construction, access and maintenance of the Pond Fork Sewer Project, subject to the approval of the County Attorney. Commission District 3.

Consent

- 21 Approval and authorization for the Chairman to execute an agreement between the Georgia Department of Transportation (GDOT) and Hall County concerning street lighting at proposed roundabouts located along SR 211 (Old Winder Highway) at the Union Church Road and Ridgemoor Drive intersections. Commission District 1.

Consent

- 22 Approve Change Order #2 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities to add a modular Gravix wall and additional water main fittings to Wilson Construction Management, LLC of Norcross, GA, in the amount of \$133,052.00.

Consent

- 23 Approve the acceptance of \$1,320,062.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Laurel Fields Subdivision. Commission District 4.

Consent

Tax Assessors

John Smith, Deputy Chief Appraiser, addressed the Board.

- 24 Approve the 2023, 2024, and 2025 personal property refund in the amount of \$2,024.03 for overpayment of Hall County taxes regarding account #335923 to James & Allyson Reeves.

Consent

- 25 Consideration of a 2024 real property tax refund in the amount of \$160,967.18 for alleged overpayment of taxes regarding property located at 4250 Chamblee Road, Oakwood (tax parcel #08067 000069) to AOBATLANTA, LLC.

Remove from agenda by acclamation.

Treatment Services

Heather Herrington, Director of Treatment Services, addressed the Board.

- 26 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the DUI Treatment Court to fund staff, increase surveillance, counseling, drug testing, supplies, and training, in the amount of \$96,053.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$16,950.00 is required.

Consent

- 27 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the HELP Program to fund HELP staff, provide surveillance, counseling, and drug testing, in the amount of \$604,477.00, and if awarded, appoint the Grants Manager as Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$106,672.00 is required.

Consent

- 28 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Family Treatment Court for staffing, technical and professional services, supplies, and training, in the amount of \$311,497.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$54,970.00 is required.

Consent

- 29 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Drug Court for staffing, technical, professional services, supplies, and training, in the amount of \$914,249.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of \$161,338.00 is required.

Consent

County Administrator

Mr. Propes did not have any items to report.

Public Comments

The following people addressed the Board:

- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Cheryl Woodall, Indian Hawthorn Ridge, Gainesville*

Commission Time

Chairman David Gibbs read a letter on behalf of Commissioner Poole which read, "I would like an agenda item added to Thursday night's Voting Meeting for me (Commissioner Poole) to make a motion for approval of the drafting of a resolution to be adopted by the Board requesting that our local delegation introduce local legislation to amend our enabling Act to provide for the requirement that all zoning items must be approved by an affirmative vote of at least the district commissioner in which the property is located or another commissioner who is elected at large. Even though this may not be considered by the General Assembly until next year's legislative session, we need to go ahead and get to work on drafting that proposed legislation and getting our local delegates up to speed on it."

Chairman Gibbs granted Commissioner Poole's request.

Executive Session

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

- 30 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 Powell/Commissioner Stowe — to adjourn the Executive Session at 4:33 p.m.— Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:33p.m.