



**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, April 06, 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 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. *Note: Tabled at the March 26, 2026 Voting Meeting until the April 9, 2026 Voting Meeting.*

Community Services and Parks

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

- 2 Approve the award of RFQ/P #46-032 Civil Design Services for South Hall Park for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of \$767,500.00.

There was discussion regarding bid tab and proposal pricing. Staff to gather additional information for presentation to the Board at the Thursday, April 9, 2026 Voting Meeting for consideration.

- 3 Approve the award of RFQ/P #46-024 Architectural Design Services for South Hall Active Life Center for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of \$832,500.00.

There was discussion regarding bid tab and proposal pricing. Staff to gather additional information for presentation to the Board at the Thursday, April 9, 2026 Voting Meeting for consideration.

County Attorney

Nathaniel Anderson, Senior Assistant County Attorney, addressed the Board.

- 4 Approval and authorization for the Chairman to execute a resolution accepting certain deeded real property as County Right-of-Way from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13); authorization for the Chairman to execute any and all documents necessary to effectuate the acceptance, subject to the review and approval of the County Attorney.

Consent

- 5 Approval and authorization for the Chairman to execute a resolution transferring County Right-of-Way previously accepted from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13), to the Chicopee Woods Area Park Commission; authorization for the Chairman to execute any and all documents necessary to effectuate the transfer, subject to the review and approval of the County Attorney.

Consent

Elections

Paige Thompson, Elections Manager, addressed the Board.

- 6 Approve the annual renewal of the Hardware Warranty Agreement for Elections to Liberty Vote (formerly Dominion Voting Systems, Inc.) of Denver, CO, in the amount of \$94,009.99.

Consent

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

- 7 Approval and authorization for the Chairman to execute an intergovernmental agreement between Hall County, GA and Barrow County, GA regarding the Hall Regional Radio System, subject to review and approval by the County Attorney.

Consent

Planning & Zoning

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

- 8 **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008 & 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

- 9 **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

Lynn Taylor, Principle Planner, addressed the Board regarding item 10.

- 10 **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

Vamsee Polamarasetty, Senior Planner, addressed the Board regarding item 11.

- 11 **7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.53± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254, & 000253 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

Ms. Taylor addressed the Board regarding items 12, 13 and 14.

- 12 **5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway and Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- 13 **5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- 14 **5407 Technology Parkway & 5472 Winder Highway | Variance to Section 8.1** | Parking standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

Mr. Polamarasetty addressed the Board regarding item 15.

- 15 **4939 Old Orr Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.026± acre portion of a tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence | Commission District 1 | C&E Real Estate Inc. c/o Edward Coglianesse, applicant**

Public Works and Utilities

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

- 16 Approval and authorization for the Chairman to execute a resolution to amend Title 8, Chapter 8.60 of the Code of Ordinances of Hall County, GA with regard to forbidden deposits at County disposal sites, subject to review and approval by County Attorney.

Consent

- 17 Approval and authorization for the Chairman to execute a resolution to approve the installation of an all-way stop at the intersection of Ponderosa Farm Road and LJ Martin Drive, subject to review and approval by the County Attorney.

Consent

Sheriff's Office

1st Lieutenant Brian Pearson, Sheriff's Office, addressed the Board.

- 18 Approve the purchase of one (1) new 2026 Ford Transit 350 DRW 15-Passenger Van and (1) 2025 Ford Transit T250 Van for the Sheriff's Office to Billy Howell Ford of Cumming, GA, and establish a capital projects budget in the amount of \$116,395.00.

Consent

Solicitor of State Court

Inez Grant, Solicitor General, addressed the Board.

- 19 Approve the ratification of the application to the Office of U.S. House Representative Rich McCormick for FY 2027 Community Project Funding (CPF) to provide funding to purchase additional software from Axon Enterprises, in the amount of \$512,002.00, 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 \$102,400.00 is required.

Consent

Tax Assessors

Ronald Gazvoda, Appraisal Manager, addressed the Board.

- 20 Approve the 2023 and 2024 real property tax refund in the amount of \$3,249.00 for overpayment of Hall County taxes regarding property located at 3 Loggins Street, Gainesville, GA 30501 (tax parcel #00135 005003) to Snow Services, Inc.

Consent

County Administrator

Mr. Propes addressed the Board. He stated the following:

- *Presented a 'WIN' video highlighting Hall County Library System's award of '2025 Library of the Year'.*

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Cleg Penn, 3409 Chestatee Road, Gainesville*
- *Gene Cobb, 2427 Thompson Mill Road, Gainesville*

Commission Time

Commissioner Gregg Poole, District 3, stated that sensitive conversations about the courthouse project have occurred in executive session and the weight of those discussions are being taken seriously. Commissioner Poole also denied any influence on administrative matters such as culvert placement.

Chairman David Gibbs stated that since the courthouse project is now public knowledge, it is essential to get public input. Proposed conducting two to three public input meetings for citizens to voice their opinions. Both Poole and Gibbs made a point that the Board expects respect from attendees and that speaking out of turn will not be tolerated.

Executive Session

Commissioner Powell/Commissioner Stowe — to go into Executive Session at 4:06 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 21 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 4:56 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:56 p.m.