



**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 20, 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 and County Attorney Justin Lawhon

Appointments for Consideration

Ms. Rivera addressed the Board.

- 1 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 1.

Appointment of Susan King — Consent

- 2 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 2.

Appointment of Bradley Dunckel — Consent

- 3 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 3.

Remove from agenda by acclamation and place on Work Session agenda for May 11, 2026

Central Services

Kevin Ivey, Director of Central Services, addressed the Board.

- 4 Approve the award of Task Order #2026-040 Replace HVAC Units at Children with Special Needs Building for Central Services to Conditioned Air Systems of Gainesville, GA. The estimated cost is \$103,769.00.

Consent

Community Services and Parks

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

- 5 Approve the award of RFQ/P #46-029 Custodial Services for Parks & Leisure Services to Turnkey Facility Maintenance of Gainesville, GA. The estimated annual cost is \$115,522.00.

Consent

- 6 Approve the award of RFQ/P #46-030 Grounds Maintenance Services for Parks & Leisure Services to ACS Landscape Management Inc. of Oakwood, GA. The estimated annual cost is \$74,964.00.

Consent

Emergency Management

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

- 7 Approval and authorization for the Chairman to execute a Cell Tower and Communications Facilities Lease with Ron and Margarett Wiley Family, L.P. for use of an existing P25 Public Safety Radio tower site located at 1133 Signal Pole Road, Cleveland, GA 30528, subject to review and approval by the County Attorney.

Consent

Planning & Zoning

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

- 8 **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** *Note: Tabled at the April 9, 2026 Voting Meeting until the April 21, 2026 Voting Meeting.*
- 9 **4337 Mountain View Road | Special Use** | for a Group Home | on a 3.80± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

10 **7355 Tribble Gap Road | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 0.25 miles north of its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences** | Commission District 3 | **Haley Stapleton, applicant**

Lynn Taylor, Principal Planner, addressed the Board.

11 **5650 Old Dahlonga Highway | Rezone** | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.70± acre tract located on the east side of Old Dahlonga Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

12 **6752 Shoal Creek Road | Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural 1 (AG-1) | on a 16.913± acre tract located on the east side of Shoal Creek Road approximately 0.25 miles northeast from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Second dwelling** | Commission District 3 | **Lori Lynn Monty, applicant**

13 **54 Dean Street | Special Use** | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios-Bonilla, applicant**

14 **3860 Wiley Road | Special Use** | for a minor subdivision | on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles northwest of its intersection with Clarks Bridge Road | Zoned R-1; Tax Parcel 10153 000010 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Chao Li Real Estate, Inc., applicant**

Vamsee Polamarasetty, Senior Planner, addressed the Board.

15 **6042 Spout Springs Road | Variance to Section 3.1** | to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

16 **6381 Lakeview Drive | Variance to Section 4.1** | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive approximately 0.27 miles north of its intersection with Ansel Court NE (Gwinnett County) | Zoned V-C; Tax Parcel 07360A000028 | **Proposed use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- 17 **2983 Rivercrest Drive | Variance to Section 4.3 |** to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Accessory building |** Commission District 3 | **James (Dustin) Slaton, applicant**

Public Works and Utilities

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

- 18 Public Hearing to abandon an approximately 1,570 foot portion of a Ramsey Road located entirely within property owned by Ramsey Family Partnership, L.P. and authorization for the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 3.

Public Hearing to be held at the Tuesday, April 21, 2026 Voting Meeting.

- 19 Approval and authorization for the Chairman to execute a resolution authorizing the application of the Georgia Department of Transportation (GDOT) Local Administered Projects Certification to administer federal-aid projects; authorization for the Chairman to execute any and all documents required to effectuate this application and certification, subject to review and approval by the County Attorney.

Consent

- 20 Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2026 Local Roads Assistance (LRA) Grant application and cover letter for 5.94 miles of road resurfacing on six (6) various County roads, in the estimated amount of \$2,727,713.88, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Consent

Sheriff's Office

Captain Chris Dale, Sheriff's Office, addressed the Board.

- 21 Approve change order #1 for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA, in the amount of \$130,080.00.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *This week's Voting Meeting will be held on Tuesday, April 21, 2026 at 6:00 pm.*

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Sam Tyner, 4439 Highland Drive, Gainesville*

Commission Time

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

- *Sandra Imperial (Kings Hawaiian)*
- *Emma Courtney (Hulsey, Oliver & Mahar)*

Commissioner Gregg Poole, District 3, stated that the courthouse expansion project is still being discussed. Committed to doing what is best with tax dollars.

Chairman David Gibbs echoed Commissioner Poole's statement. Stated that the Board must get the project right for the County.

Adjourn

Chairman Gibbs adjourned the meeting at 3:57 p.m.