



**HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING 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, April 21, 2026 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:13 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, County Attorney Justin Lawhon and Senior Assistant County Attorney Lauren Henderson

Approve Agenda

Commissioner Poole/Commissioner Stowe — approve with an amendment to remove item 11 from the consent agenda and consider following the consent agenda — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Tyler Crawford, 6541 Henry Smith Road, Murrayville*
- *Mark Redman, 4403 T-Mor Cove, Oakwood*

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

- 3 Approve the proclamation recognizing Bradley Coy Ward's retirement after 35 years of service to Hall County, Georgia.

Commissioner Cooper presented Bradley Coy Ward with the Proclamation.

Commissioner Powell/Commissioner Stowe — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 4 Approve the proclamation recognizing April 2026 as Safe Digging Month.

Commissioner Poole presented Public Works & Utilities Director Jorge Gomez, Jason Skarda, Wanda Sutton, Lisa Westmoreland, Jordan Wallace and Allan Pittman with the Proclamation.

Commissioner Powell/Commissioner Poole — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 5 Approve the proclamation proclaiming April 19-25, 2026 as Crime Victims' Rights Week.

Commissioner Powell presented Solicitor General Inez Grant, Michelle Myers, Leann Wright, Delhia Miller, Cynetia Banks and Lynn Miller with the Proclamation.

Commissioner Stowe/Commissioner Poole — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

Commissioner Powell/Commissioner Poole — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 6 Approve the April 20, 2026 Work Session Minutes.
- 7 Approve the April 9, 2026 Voting Meeting Minutes.
- 8 Approve the April 9, 2026 Executive Session Minutes.
- 9 Approve the April 9, 2026 Meeting Minutes.
- 10 Approve the appointment of Susan King to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 1.
- 11 ~~Approve the appointment of Bradley Dunckel to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 2.~~
- *Item moved during the adoption of the agenda to follow the Consent Agenda.*
-
- 12 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.

- 13 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.
- 14 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.
- 15 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.
- 16 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.
- 17 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.
- 18 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.

Other Business - Appointments for Consideration

- 11 Approve the appointment of Bradley Dunckel to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 2.

Commissioner Powell/Commissioner Stowe — appoint Bradley Dunckel — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Other Business - Public Works and Utilities

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

- 19 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.

Ms. Henderson introduced the item. Mr. Gomez discussed the item. Ms. Henderson conducted the Public Hearing.

There were no comments from the public.

Commissioner Poole/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Public Hearing to amend Hall County's Zoning Map as follows:

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

- 20 **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.*

Ms. Ahmed introduced the item.

Commissioner Poole/Commissioner Stowe — approve removing item 20 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item. Public Hearing was previously closed at the April 9, 2026 Voting Meeting.

Brian Rochester, applicant, addressed the Board.

Commissioner Poole/Commissioner Stowe — approve with twelve (12) conditions — Vote: 1 to 3

Commissioner Cooper — nay

Commissioner Powell — nay

Commissioner Poole — aye

Commissioner Stowe — nay

Motion failed.

Commissioner Stowe/Commissioner Powell — approve with the twelve (12) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated February 6, 2026, and narrative dated March 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
- 3. Short term rentals are prohibited in this development.*
- 4. All water and waste management systems shall comply with the requirements of the appropriate regulatory agencies.*
- 5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.*
- 6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 7. Developer will obtain a Land Disturbance Permit for Phase 1 (to include 2 guest cabins) within 36 months of zoning approval. This condition will supersede any future ordinances that establish a timeline for permitting and development and serve as evidence of vested interest in the project.*
- 8. New development shall be limited to the following:*
 - a. One (1) Activity/Ministry/multi-purpose building at 12,000 sq. ft. or a*

- 200-person occupancy (whichever is less).*
- b. One (1) Staff Accommodations at five (5) bedrooms.*
 - c. There shall be no more than 15 cabins, not exceeding a total of 45 bedrooms.*
 - d. One (1) Laundry Facility / Camp Commons with a maximum of three (3) washing machines.*
- 9. The total development on the parcel shall be limited to a maximum of 10,000 gallons of septic flow per day to be permitted by Hall County Environmental Health.*
 - 10. Retreat operations shall be limited to:*
 - a. Thursday through Monday on overnight stay.*
 - b. Tuesday and Wednesday limited to day activities.*
 - c. Friday and Saturday outside activities will cease at 10:00 pm.*
 - d. Sunday through Thursday outside activities will cease at 9:00 pm.*
 - 11. The property shall be used exclusively for programs conducted by non-profit organizations hosted by Thumbs Up Mission. Any expansion beyond the approved ministry related activities shall require an amendment approved by the Hall County Board of Commissioners.*
 - 12. Outdoor amplification shall be limited to daylight hours only.*

21 **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**

Ms. Henderson introduced the item. Ms. Ahmed discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Brent Rutherford, 6303 Stonebridge Cove, Braselton
- Dan Owen, 4508 Wilshire Court, Gainesville
- Mike Harden, 5843 Grand Reunion Drive, Hoschton
- Ty Clack, 2872 Roller Mill Drive, Jefferson

Opposition:

- Steven Mulka, 4415 T Mor Cove, Oakwood
- Sandy Yelverton, 4405 T Moore Road, Oakwood
- Rusty Gravitt, 5208 Whites Mill Road, Gainesville
- Tanya Mulka, 4415 T Mor Cove, Oakwood
- Renee Gensel, 5671 Holiday Circle, Oakwood
- David Gurley, 4825 Propes Drive, Oakwood

Commissioner Powell/Commissioner Stowe — deny — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

22

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**

Ms. Henderson introduced the item. Ms. Ahmed discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Haley Stapleton, 7505 Tribble Gap Road, Alto*
- Jodi White, 5166 Whitehall Road, Lula*

Commissioner Poole/Commissioner Stowe — approve with the two (2) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated March 9, 2026, and as described in the project narrative dated March 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County.*

Lynn Taylor, Principal Planner, addressed the Board.

- 23 **5650 Old Dahlonega 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 Dahlonega 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**

Ms. Henderson introduced the item. Ms. Taylor discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Derrick Prater, 5334 Mount Vernon Preserve Court, Murrayville*

Opposition:

- Gina Pilcher, 5875 Ransom Free Road, Clermont*

Commissioner Poole/Commissioner Stowe — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated February 20, 2026, and narrative received February 20, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

- 24 **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**

Ms. Henderson introduced the item. Ms. Taylor discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Katie Lynn Holdren, 6752 Shoal Creek Road, Clermont*
- *James Crawford, 6750 Eubanks Creek Drive, Clermont*

Commissioner Poole/Commissioner Cooper — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 25 **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**

Ms. Henderson introduced the item. Ms. Taylor discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Jonathan Rios, 58 Dean Street, Gainesville*

Commissioner Stowe/Commissioner Poole — approve with the one (1) condition listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated March 11, 2026, and the project narrative dated February 16, 2026, modified as necessary for compliance with development standards enforced at the time of site plan approval.*

26 **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**

Ms. Henderson introduced the item. Ms. Taylor discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *A.K. Chan, 5291 Timber Ridge Road, Gainesville*

Opposition:

- *John Wofford, 3844 Wiley Road, Gainesville*
- *Mark Preston, 3861 Wiley Road, Gainesville*

Commissioner Poole/Commissioner Stowe — deny — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — nay

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Vamsee Polamarasetty, Senior Planner, addressed the Board.

27

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

Ms. Henderson introduced the item. Mr. Polamarasetty discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Bradley Cox, 6042 Spout Springs Road, Flowery Branch*

Commissioner Cooper/Commissioner Powell — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

28 **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**

Ms. Henderson introduced the item. Mr. Polamarasetty discussed the item.

Commissioner Powell/Commissioner Stowe — approve withdrawal of item 28 — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

29 **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**

Ms. Henderson introduced the item. Mr. Polamarasetty discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *James Dustin Slaton, 2983 Rivercrest Drive, Gainesville*
- *Kathy Cochran Slaton, 3254 Mountain Creek Church Road, Pendergrass*

Commissioner Poole/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes did not have any items to report.

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

- *Planning Commission Update - Provided the Board on the proposed Planning Commission reinstatement timeline. Stated that once appointments are made, trainings will be held on planning & zoning, ethics, and administrative procedures. A mock Planning Commission meeting will also be held to reorient the Planning Commission. The goal is to have the Planning Commission to begin hearing applications sometime in July.*
- *Uniform Development Code (UDC) Update - Provided the Board a detailed timeline for updating the UDC. The plan includes launching a interactive website by May 15th for a 30-day public feedback period, followed by three public engagement meetings in June with final adoption targeted for August 27th. Commissioner Poole expressed concerns about the public input period being too short. Mr. Gentry advised that in the instance that a specific ordinance is not ready, more time could be taken to address those areas and looked at individually. Stated that this is not a complete re-write of the current UDC but to review ordinances that need attention.*

Commission Time

Commissioner Gregg Poole, District 3, spoke about the lack of accountability and internal communication within the Commission. He referenced how conditions were allegedly shared with all Commissioners except one from the relevant district. He also brought up a recent incident where he and another member of the Board were unaware of a resignation that the rest of the Board knew about. He described this as a 'real issue' of being 'constantly left out', which contributes to divisiveness.

Chairman David Gibbs agreed with Commissioner Poole. Stated that a lot of things that need to be worked on.

Adjourn

Commissioner Stowe/Commissioner Poole — adjourn at 9:21 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.