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
Thursday, October 22, 2026 - 06:00 PM

Call to Order

Chairman Gibbs at 6:05 p.m.

Present:

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

Also present were Interim County Administrator John Gentry, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney Justin Lawhon and Assistant County Attorney Anna Schwaemmle

Vice-Chairman Kathy Cooper was present by phone.

Approve Agenda

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.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Consent Agenda

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.

3 Approve the October 19, 2026 Work Session Minutes.

4 Approve the October 8, 2026 Voting Meeting Minutes.

5 Approve the award of Task Order #2027-010 Replace Five (5) HVAC RT Units at Children with Special Needs Building and Two (2) Units at the Avita Facility to Conditioned Air Systems Inc. of Gainesville, GA, in the amount of $108,461.00.

6 Approve the award of Task Order #2027-008 Fleet Maintenance Commercial Driveway Project to The Dickerson Group, Inc. of Lawrenceville, GA, in the amount of $179,881.00.

7 Approve the award of Task Order #2027-021 Boiler Replacement at the Hall County Jail for Central Services to Conditioned Air Systems, Inc. of Gainesville, GA, in the amount of $197,000.00.

8 Approve the award of IFB #023-47 Butler Park Multipurpose Artificial Turf for Parks & Leisure Services to Advanced Sports Surfaces, LLC of Kennesaw, GA, in the amount of $387,220.00.

9 Approve the employment agreement for the Probate Court Staff Attorney.

10 Approve the Commercial Rental Agreement between Hall County, GA and 9th Judicial District Mediation for office space at 311 Jesse Jewell Parkway, Suite 104 to provide office space for two (2) Superior Court judges for Court Administration, subject to review and approval by the County Attorney.

11 Approve the Memorandum of Understanding between Avita Community Partners and Hall County in regards to assisted outpatient treatment and mental health court liaison services, subject to review and approval by the County Attorney.

12 Approve the annual renewal of the agreement with ADP, Inc. for the purpose of providing payroll services for all County departments, and authorization for the Chairman to execute any necessary documents to effectuate the renewal; subject to review and approval by the County Attorney. The estimated annual cost is $358,053.00.

13 Approve the purchase to remount three (3) Osage ambulances for Fire Rescue to Ten-8 Fire and Safety, LLC of Bradenton, FL, in the amount of $1,073,481.00.

14 Approve the employment agreement for the Chief Appraiser for the Board of Tax Assessors.

15 Approve the acceptance of $1,094,825.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in The Village at Chestnut Ridge Subdivision. Commission District 1.

16 Approve the continuation award and any supplemental funding of the FY 2027 Victims of Crime Act (VOCA) Grant for the Solicitor's Office to provide direct support to crime victims in the amount of $125,741.00, 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.

Other Business - Public Works and Utilities

Jordan Wallace, Transportation Program Manager, addressed the Board.

17 First Public Hearing to amend Chapter 3.100 of the Official Code of Ordinances of Hall County, GA with regard to Development Impact Fees.

Public Hearing to occur at the October 22, 2026 Voting Meeting.

Ms. Schwaemmle introduced the item. Ms. Wallace and Carson Bise (Tischler Bise) discussed the item. Ms.Schwaemmle conducted the Public Hearing.

The following people addressed the Board:

- *Lewis Miller, 4592 Lakeview Lane, Gainesville*
- *Mark Redman, 4403 T Mor Cove, Oakwood*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Austin Hackney, College Park*
- *Rodney Presley, 4980 Weaver Road, Gainesville*
- *Tim Williams, 3177 Harmony Church Road, Gainesville*
- *Lila Weaver, 808 Main Street, Gainesville*

A second public hearing will be held at the November 12, 2026 Voting Meeting.

Commissioner Stowe took a moment to thank Public Works & Utilities Director Jorge Gomez and Transportation Program Manager Jordan Wallace for the work on the Athens Street Corridor Improvement Project which held their ribbon cutting this (October 22, 2026) afternoon. Stated the residents in the area are very happy with the improvements.

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

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

18 **4510 Browns Bridge Road | Rezone |** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Uses permitted in H-B |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

Ms. Schwaemmle introduced items 18, 19 and 20, which were heard together. Ms. Ahmed discussed the items.

Commissioner Powell/Commissioner Poole — approve tabling item 18 to the November 12, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

19 **4510 Browns Bridge Road | Special Use |** to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Vehicle Sales |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

Items 18, 19 and 20 were heard together. See item 18 for public hearing details.

Commissioner Powell/Commissioner Poole — approve tabling item 19 to the November 12, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

20 **4510 Browns Bridge Road | Variance to Section 6.2 |** to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Vehicle sales |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

Items 18, 19 and 20 were heard together. See item 18 for public hearing details.

Commissioner Powell/Commissioner Poole — approve tabling item 20 to the November 12, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

21 **2109 Microwave Tower Road | Rezone |** from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Second single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

Ms. Schwaemmle introduced items 21, 22 and 23, which were heard together. Ms. Ahmed discussed the items.

Commissioner Poole/Commissioner Powell — approve tabling item 21 to the November 12, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

22 **2109 Microwave Tower Road | Variance to Section 4.4 |** to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

Items 21, 22 and 23 were heard together. See item 21 for public hearing details.

Commissioner Poole/Commissioner Powell — approve tabling item 22 to the November 12, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

23 **2109 Microwave Tower Road | Variance to Section 7.8.11 |** to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Keeping of livestock and poultry |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

Items 21, 22 and 23 were heard together. See item 21 for public hearing details.

Commissioner Poole/Commissioner Powell — approve tabling item 23 to the November 12, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

24 **4138 Price Road | Rezone |** from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 **| Proposed Use: Second single-family dwelling |** Commission District 2 **| Brian Norris, applicant**

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

The following people addressed the Board:

Favor:

- *Brian Norris, 4138 Price Road, Gainesville*

Commissioner Powell/Commissioner Poole — 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 August 17, 2026, and as described in the project narrative received August 21, 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, as well as any other agencies or reviewing departments.*
3. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

25 **4031 Wiley Road | Variance to Section 4.3 |** to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 **| Proposed Use: Impervious surface |** Commission District 3 **| Kevin Pethel, applicant**

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

The following people addressed the Board:

Favor:

- *Kevin Pethel, 4031 Wiley Road, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell requested that staff review the impervious surface guidelines to evaluate how they compare with those in other jurisdictions. Chairman Gibbs exited the meeting at 7:31 p.m.

26 **5586 Ransom Free Road | Amend Conditions |** on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 **| Use: Agri-entertainment event venue |** Commission District 3 **| Hall County, applicant**

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

The following people addressed the Board:

Opposition:

- *John Tinker, 5555 Green Circle, Clermont*
- *Sarah Bryant, 5840 Sweet Bottom Lane, Clermont*
- *Bobby Watkins, 6143 Cool Springs Road, Gainesville*
- *Karen White, 6131 Cool Springs Road, Gainesville*
- *Brian Kelly, 5659 Ransom Free Road, Clermont*
- *Jodi White, 5166 Whitehall Road, Lula*

Commissioner Poole/Commissioner Stowe — approve with the twelve (12) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — recused

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The development shall occur as described in the application with regards to parking, access, andoccupancy.*
2. *The 20 foot landscape buffer shall be planted on the eastern property line with evergreen treesin accordance with 17.260.020.C, which states that the buffer strip shall consist of evergreen treesor shrubs of a minimum height of five feet at the time of planting, spaced to provide a continuousscreen. This buffer must be established prior to the issuance of a business license. It must bemaintained.*
3. *No development related to the agri-entertainment district shall occur within 200 feet of the eastern property lines, adjacent to tax parcels 12041 000071 and 12041 000072.*
4. *A 400 foot long privacy fence shall be installed where the property containing the barn (tax parcel12032 000027) borders the property of Mr. Joseph French, tax parcel 12032 000004.*
5. *During the Hall County School System's School year, the hours of operation shall be Sunday through Thursday 9:00 am to 9:00 pm, Friday and Saturday 9:00 am to 11:00 pm. When a weeknight (Sunday through Thursday) precedes a school holiday, or when school is not in session, the hours of operation shall be 9:00 am to 10:00 pm.*
6. *The applicant shall work with Hall County Building Inspections, Engineering, EnvironmentalHealth, Fire Services, and Planning to make sure the barn meets commercial occupancyrequirements.*
7. *Any future development of the parcel shall be subject to the Hall County Development Reviewprocess in regards to stormwater management and other applicable regulations.*
8. *A plat combining parcels 12032 000027 and 12032 000032 shall be required prior to the issuanceof any business licenses for the agri-entertainment district.*
9. *All conditions of zoning shall be made part of any plats created for the property.*
10. *All activity pertaining to the agri-entertainment venue, including parking, shall be restricted to thesubject property only.*
11. *The agri-entertainment venue's doors shall not be propped open or opened while any music isbeing played. No outdoor music or amplification shall be allowed.*
12. *All outdoor lighting shall be non-spill.*

Chairman Gibbs entered the meeting at 7:57 p.m. Upon his arrival, he offered remarks emphasizing that all County rules and regulations must be applied uniformly to all residents. He stated that accusations made against him were unfounded and demeaning. Chairman Gibbs explained that the lighting on his barn is necessary for animal care and asserted that he is entitled to reasonable lighting consistent with that of neighboring properties. He further noted that he pays approximately $12,000 annually in property taxes, maintains his property without trash, and keeps the grounds clean. Chairman Gibbs also referenced

past experiences that motivated him to run for Chairman and expressed concern that he is now being treated harshly by individuals he aims to serve and protect. During his remarks, he engaged in contentious exchanges with certain attendees and requested that one citizen be removed from the meeting.

27 **6541 Henry Smith Road | Amend Conditions |** on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 **| Use: Rural business |** Commission District 3 **| Hall County, applicant**

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

The following people addressed the Board:

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Gary Copeland, 6685 Henry Smith Road, Murrayville*

In response to comments made during the public hearing, Commissioner Stowe clarified that the applications were being brought back before the Board of Commissioners by County staff at the Board of Commissioners' request after previous discussions.

Commissioner Poole/Commissioner Stowe — approve with the ten (10) conditions listed below — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The interior shop area is limited to no more than 1,000 sq. ft. and a divider wall shall beinstalled between the 1,000 sq. ft. and the remaining 4,000 sq. ft. of the building, per HallCounty Code requirements. No storage of materials, finished products and no signage for thebusiness can be outside the 5,000 sq. ft. building (unless required by Code, e.g., ADA HandicapParking Sign). All aspects related to the operation of the business must be contained within1,000 sq. ft. of the interior of the building.*
2. *The applicant shall comply with requirements from the Hall County Fire Marshal.*
3. *All materials for said business must be stored inside, no materials shall be allowed to bestored outside.*
4. *The applicant must have the 1,000 sq. ft. shop area permitted and inspected*

by Hall CountyBuilding Inspection to ensure that applicable codes are met.

5. *Only one (1) employee other than family members residing on the premises shall bepermitted.*
6. *No signage shall be allowed on the property.*
7. *No more than two (2) parking spaces shall be allowed on the site.*
8. *The only entrance to the building shall be from Henry Smith Road and no traffic is allowedfrom the business onto Edwards Road.*
9. *No clients shall be allowed to pick up manufactured merchandise, only shipped.*
10. *The site shall adhere to all Hall County Engineering and stormwater managementrequirements.*

28 **1563 Calvary Church Road | Amend Conditions |** on a 12.75± acre tract located on the east side of Calvary Church Road approximately 264 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 **| Use: Inert landfill |** Commission District 4 **| Hall County, applicant**

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

The following people addressed the Board:

Opposition:

- *Rodney Presley, 4980 Weaver Road, Gainesville*

Commissioner Stowe/Commissioner Poole — approve with the thirteen (13) conditions listed below — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The development shall be generally consistent with the submitted site plan and narrative modified for compliance with Hall County regulations at time of development permit application.*
2. *Any business operating at the subject property shall obtain a business license from Hall County.*
3. *Proposed pond for hydro-excavating services shall be limited to only waste consisting of soil and water. No other materials shall be accepted for disposal on the property. These materials shall be considered recoverable and/or reusable as per the Georgia Environmental Protection Division (EPD) dated January 23, 2017.*

4. *Owner shall provide written documentation from Georgia Environmental Protection Division (EPD) regarding pond design and use prior to acceptance of disposal of waste materials on the property.*
5. *Hall County shall conduct monthly routine compliance inspections.*
6. *The owner shall maintain logs and manifests of all materials accepted for disposal on the property. These records shall be made available for review upon request by Hall County.*
7. *Any change in use shall be subject to Hall County Board of Commissioners' approval.*
8. *The access point to the pit area shall be closed and locked after hours.*
9. *The applicant shall contract with a third party environmental testing consultant who shall prepare a monitoring, inspection, and testing plan to include: on-site and downstream water quality testing and testing of on-site waste materials. Both the consultant and the plan shall be subject to the approval of Hall County Engineering for verification that waste materials contain no prohibited waste and only consist of water and soil as the applicant's proposal outlines.*
10. *As part ofthe business license renewal the owner shall provide the maintenance logs and manifests, as described in condition 6 and the inspection and testing results as described in condition 9.*
11. *In the event the Director of Planning and Zoning determines that the owner or operator has violated a condition of zoning applicable to the property, the Director of Planning and Zoning shall refer the matter to the Business License Director for consideration of any and all appropriate enforcement action in accordance with Chapter 5.10 of the Official Code of Hall County.*
12. *Erosion control measures and a double row of silt fence shall be installed and maintained.*
13. *The county engineer identified at least five drainage study points along the southern property line (adjoining tax parcels include: 15031 000143, 15031 000049, 15031 000050C, 15031 000050). The developer shall ensure that post-development flow rates from those five individual drainage study points shall not exceed the pre-development flow rates.*

County Administrator

Mr. Gentry did not have any items to report.

Commission Time

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

- *Margaret Christie (Ronald F. Chicken & Associates)*

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 8:23 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.