



**HALL COUNTY BOARD OF COMMISSIONERS  
WORK SESSION SUMMARY 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](http://www.hallcounty.org)  
Monday, January 06, 2025 - 03:00 PM**

**Call to Order**

*Chairman Gibbs at 3:00 p.m.*

*Present:*

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

*Also present were County Administrator Zach Propes, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez and County Attorney William Linkous III*

*Commissioner Jeff Stowe was present by phone.*

**Appointments for Consideration**

- 1 Approve the appointment of Commissioner Jeff Stowe to serve as the 2025 Board of Commissioners Vice-Chairman.

*Consent*

- 2 Appointment to the Hall-Gainesville Land Bank to serve a term from January 31, 2025 to January 30, 2029. Commission Districts 1, 2, 3, & 4.

*Re-appointment of Glennis Barnes - Consent*

- 3 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Chairman's Appointment.

*Appointment of Shannon Davidson - Consent*

- 4 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 1.

*Re-appointment of Frank Sosebee - Consent*

- 5 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 2.

*Re-appointment of Chris Braswell - Consent*

- 6 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 3.

*Re-appointment of Stan Hunt - Consent*

- 7 Appointment to the Planning Commission to serve a term from February 1, 2025 to January 31, 2027. Commission District 4.

*Re-appointment of Johnny Varner - Consent*

### **Clerk of Superior and State Courts**

*Mark Pettitt, Clerk of Superior and State Courts, addressed the Board.*

- 8 Approve the annual renewal of the contract for GovOS Comprehensive Records Management System for the Clerk of Court Real Estate Division to GovOS Inc. of Dallas, TX, in the amount of \$169,000.00.

*Consent*

### **Community Services and Parks**

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

- 9 Approve the award of IFB #035-45 for the purchase of four (4) baseball infield groomers for Parks and Leisure to Tri-State Pump and Control, Inc. of Liberty, SC, in the amount of \$118,258.80.

*Consent*

### **Financial Services**

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

- 10 Approve the update to Hall County's Financial Planning Policies.

*Consent*

### **Fire Rescue**

*Jerry Smith, Fire Chief, addressed the Board.*

- 11 Approve the annual sole source contract #031-45 Emergency Medical Pharmaceutical Supplies & Services for Fire Rescue to Northeast Georgia Medical Center, Inc. of Gainesville, GA. The estimated annual cost is \$85,000.00.

*Consent*

### **Human Resources**

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

- 12 Approve the Employment Agreement for the Chief Deputy Clerk of Courts.

*Consent*

## **Planning & Zoning**

*Beth Garmon, Director of Planning and Zoning, addressed the Board.*

- 13 **5991 Swansey Road | Amend Conditions of Zoning |** on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 | **Proposed Use: 100-lot subdivision |** Commission District 1 | **Abernathy Engineering Group, applicant** NOTE: Tabled at the September 10, 2024 Voting Meeting until the October 24, 2024 Voting Meeting. NOTE: Tabled at the October 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting. NOTE: Tabled at the December 12, 2024 Voting Meeting until the January 9, 2025 Voting Meeting.
- 14 **4163 Cleveland Highway | Use Subject to County Commission Approval |** on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair |** Commission District 3 | **Ramon Carrillo Jr., applicant**
- 15 **6515 New Bethany Road | Amend Conditions of Zoning |** on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B | **Proposed Use: Expansion of storage area |** Commission District 2 | **Genuine Mapping and Design, LLC, applicant**
- 16 **2323 Thompsons Mill Road | Amend Conditions of Zoning |** on a 3.88± acre tract located on the west side of Thompson Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | **Proposed Use: Uses permitted in O-I |** Commission District 1 | **Civilscapes, Inc. c/o Myles Montgomery, applicant**
- 17 **0 & 4435 Ridge Road | Rezone |** from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S, Tax parcels 08154 000022 & 000017 | **Proposed Use: Mixed-use development |** Commission District 1 | **Scott Puckett, Inc., applicant**
- 18 **5111 Old Winder Highway | Rezone |** from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD |** Commission District 1 | **Steven P. Gilliam, applicant**

- 19 **5079 Old Winder Highway | Amend Conditions of Zoning |** on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD |** Commission District 1 | **Steven P. Gilliam, applicant**
- 20 **5552 Bogus Road | Rezone |** from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development |** Commission District 3 | **Seth Barnes, applicant**
- 21 **6000 Wellspring Trail | Amend Conditions of Zoning |** on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001| **Proposed Use: Expansion of services |** Commission District 3 | **Seth Barnes, applicant**

### **Public Works and Utilities**

*Bill Nash, Director of Public Works and Utilities, addressed the Board.*

- 22 Approve the collection of a \$187,250.00 Guaranty Performance/Maintenance Agreement and acceptance of streets into Hall County maintenance in Mount Vernon Manor Subdivision. Commission District 3.

*Discussion*

### **Sheriff's Office**

*Captain Michael Mount, Sheriff's Office, addressed the Board.*

- 23 Approve the renewal of the Records Management System and Jail Management System's yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL, in the amount of \$107,720.79.

*Consent*

### **County Administrator**

*Mr. Propes addressed the Board and stated the following:*

- *Hall County Offices will be closed on Monday, January 20, 2025 in observance of the Martin Luther King Jr. holiday.*

### **Public Comments**

*There were no comments from the public.*

### **Commission Time**

*Commissioner Jeff Stowe, District 4, welcomed Chairman David Gibbs to the Board.*

**Adjourn**

*Chairman Gibbs adjourned the meeting at 3:51 p.m.*