



**HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING 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
Thursday, July 10, 2025 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

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

Also present were County Administrator Zach Propes, Assistant County Administrators Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, Interim County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Approve Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

Commissioner Poole requested a moment of silence for Planning Commission member Johnny Varner who recently passed away.

1 Commissioner Gregg Poole

Pledge

2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Consent Agenda

Commissioner Powell/Commissioner Cooper — 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 July 7, 2025 Work Session minutes.
- 4 Approve the July 7, 2025 Executive Session minutes.
- 5 Approve the June 26, 2025 Voting Meeting minutes.
- 6 Approve the ratification of the purchase of record preservation, digital archiving and historic indexing services for the Clerk of Court to Kofile Technologies, Inc., of Dallas, TX, in the amount of \$96,027.40.
- 7 Approve the renewal of annual contract for IFB #014-45 New Tires, Related Parts and Services for various County departments to Kesler Tire Service, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA. The estimated annual cost is \$392,275.00.
- 8 Approve the award of RFQ/P #46-006 Banking and Investment Services for Financial Services to Wells Fargo Bank, N.A. of Atlanta, GA.
- 9 Approve the award of RFP #46-013 Highlands to Islands Trail Study - University of North Georgia to McEver Road for the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to Pond & Company, Inc. of Peachtree Corners, GA, in the amount of \$75,000.00.
- 10 Approve the award of Task Order #2026-003 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of 29.96 miles of Hall County roads for the FY 2026 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA. The estimated cost is \$13,159,831.25.
- 11 Approve the acceptance of \$2,190,472.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Oconee Overlook Phase 1 Subdivision. Commission District 3.
- 12 Approve the extension of a \$939,197.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Somerset at Riverbrook Subdivision. Commission District 2.

- 13 Approve the extension of a \$1,378,050.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Reunion Phase 21 Subdivision. Commission District 1.
- 14 Approve the renewal of the annual contract for RFP #42-007 Reappraisal & Equalization Assistance for Certain Real Property for the Tax Assessor's Office to GMASS, Inc. of Norwood, GA. The estimated annual cost is \$400,000.00.
- 15 Approve the FY26 annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents. The estimated annual cost is \$148,172.00.

Commissioner Stowe/Commissioner Powell — amend agenda to move items 24 & 25 to be heard before Other Business — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 24 **6495 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.

Mr. Anderson introduced items 24 and 25, which were heard together. Ms. Garmon discussed the items.

Commissioner Cooper/Commissioner Powell — approve removing items 24 and 25 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Cooper/Commissioner Poole — approve withdrawal of item 24 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 25 **6495 Spout Springs Road | Special Use |** fuel sales in Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Fuel sales** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.

Commissioner Cooper/Commissioner Stowe — approve withdrawal of item 25 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Financial Services

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

- 16 Approval and authorization for the Chairman to execute a Special Purpose Local Option Sales and Use Tax Intergovernmental Agreement among Hall County and all of its Municipalities, and authorization for the Chairman to execute any and all documents to effectuate the terms of the Agreement, subject to review and approval by the County Attorney.

Commissioner Stowe provided remarks thanking Financial Services Director Taylor Samples, staff and municipalities for working together on this agreement. Stated that this is a continuation of our current one penny tax that we currently have on our sales tax right now. Stated this is not a new tax but it is very vital for the County to continue to receive this one penny. There are a lot of great projects that are going to be completed with the approval of this one penny.

Chairman Gibbs stated that the tax has been around since 1985.

Commissioner Powell stated that the tax has generated almost a billion dollars that has been put back into Hall County.

Commissioner Stowe stated that about 40% of this tax comes from those visiting Hall County.

Commissioner Poole stated that for Hall County's smaller municipalities, this is their only funding source, which would bankrupt them, if not approved. This is a tax used to repave Hall County's roads.

Chairman Gibbs stated that 30-40% of the tax comes from those visiting Hall County who use our roads.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 17 Approval and authorization for the Chairman to execute a resolution calling for an election on the question whether to reimpose a Special Purpose Local Option Sales and Use Tax, subject to Hall County Voters' approval of a referendum on November 4, 2025, and authorization for the Chairman to execute any and all documents necessary to effectuate the terms of the agreement, subject to review and approval by the County Attorney.

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.

Other Business - Community Services and Parks

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

- 18 Approve the memorandum of understanding with the City of Lula memorializing the respective intentions of Hall County and the City of Lula in the event that SPLOST IX is approved by the voters of Hall County, GA on November 4, 2025 regarding contributions towards funding for mutual park improvements at locations within the City of Lula.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole provided remarks that these agreements would benefit Hall County's parks and families.

- 19 Approve the memorandum of understanding with the City of Gillsville memorializing the respective intentions of Hall County and the City of Gillsville in the event that SPLOST IX is approved by the voters of Hall County, GA on November 4, 2025 regarding contributions towards funding for park improvements at 7864 County Line Road, Gillsville, GA.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole stated that for those who want to give to Hall County Parks, there is a section on the Hall County website for those who would like to donate. (<https://www.hallcounty.org/1277/Friends-of-Hall-County-Parks>)

Other Business - County Attorney

Mr. Lawhon addressed the Board.

- 20 Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the property of Joy Strickland Pearson, Trustee of the Dorothy P. Strickland Revocable Living Trust Dated June 18, 2008, located at 4381 Hog Mountain Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcel 15046 000001, following the applicant's withdrawal of the annexation application on June 25, 2025.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Tax Assessors

Steve Watson, Chief Appraiser, addressed the Board.

- 21 Consider the approval or denial for the 2023 personal property refund in the amount of \$322.00 for the overpayment of Hall County taxes regarding account #342361 to Willys Countertops.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 22 Consider the approval or denial for the 2022, 2023 and 2024 personal property refund in the amount of \$695.21 for the overpayment of Hall County taxes regarding account #337193 to William H. Parsons.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

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

- 23 **0 Reservoir Drive | Rezone** | from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract located on the northeast side of Reservoir Drive at its intersection with Old Cornelia Highway | Zoned R-1; Tax Parcel 15018 000123 | **Proposed Use: Permitted uses in AR-1** | Commission District 3 | **Denise R. Jackson, applicant** Note: Tabled at the June 26, 2025 Meeting until the July 10, 2025 Voting Meeting.

Mr. Anderson introduced the item. Ms. Garmon discussed the item.

Commissioner Poole/Commissioner Stowe — approve removing item 23 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole/Commissioner Stowe — approve withdrawal of item 23 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 24 ~~6495 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.~~

This item was moved and heard following approval of the consent agenda.

- 25 ~~6495 Spout Springs Road | Special Use | fuel sales in Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Fuel sales** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.~~

This item was moved and heard following approval of the consent agenda.

- 26 **5162 Thompson Bridge Road | Amend Conditions of Zoning |** on a 5.79± acre tract located on the northeast side of Thompson Bridge Road approximately 1,045 feet from its intersection with Hubert Stephens Road | Zoned PCD (GCOD); Tax Parcel 11083 003001A | **Proposed Use: Self-storage facility | Commission District 3 | FreeUp Storage Murrayville, LLC, applicant**

Mr. Anderson introduced the item. Ms. Garmon discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Sarah Wayne, 5162 Thompson Bridge Road, Murrayville*

Commissioner Poole/Commissioner Stowe — approve with the five (5) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The previously approved conditions dated October 21, 2009, as amended and listed below, shall apply:*
 - a. Development shall be limited to the descriptive narrative submitted for the subject property.*
 - b. A continuous landscape strip along the frontage except for perpendicular crossing for driveways and utilities shall be planted and approved by the Director of Planning and Zoning or their designee.*
 - c. The applicant shall present a drawing that locates loading and service areas, display areas, designated parking, and pedestrian access for the subject area.*
 - d. There shall be a pedestrian pathway connecting parking areas to the entrance of the display area. The number of required parking spaces shall be determined during the site plan review process.*
 - e. Driveway locations and designs are subject to approval by the Georgia Department of Transportation and the Hall County Engineering Department and will be coordinated with any known improvements of Thompson Bridge Road.*
 - f. All conditions of zoning shall be made a part of any plat created for the property.*
 - g. The applicant shall plant a row of Leland Cypress trees to screen both sides of the property.*
- 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. No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Hall County UDC, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.*
- 4. A wall sign located on the "office" building as identified on the submitted site plan as well as a free-standing monument sign may be permitted. All signage shall be developed in accordance with the Hall County Unified Development Code unless otherwise specified herein.*
- 5. The existing channel letters located on Building E, as identified on the submitted site plan, shall be allowed to remain.*

27

3266 Chestatee Road | Amend Conditions of Zoning | on a 27.96± acre tract located on the north side of Chestatee Road approximately 948 feet from its intersection with North River Road | Zoned AR-1; Tax Parcel 10059 000012 | **Proposed Use: Agri-entertainment venue |** Commission District 2 | **Brenton Pierce, applicant**

Mr. Anderson introduced the item. Ms. Garmon discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Carla Walker, 340 Jesse Jewell Parkway Suite 650, Gainesville*

Commissioner Powell/Commissioner Stowe — 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. Development is approved as generally shown on the concept plan dated April 4, 2025, and described in the project narrative dated April 4, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The proposed use shall operate within the parameters of the Hall County Noise Ordinance- Title 8.80.020. Wedding receptions and other outdoor*

- events may have unamplified music outdoors with limited amplification permitted during wedding ceremonies.*
- 3. Any new development related to the agri-entertainment venue will be subject to the Hall County Development Review process.*
 - 4. The agri-entertainment venue shall seek a temporary use permit for any event that requires use of a tent and meet any other regulations of the Hall County Fire Services.*
 - 5. The applicant shall meet Hall County Environmental Health standards to ensure regulations pertaining to onsite septic systems and food service permits are met.*
 - 6. The subject parcel shall be held to Hall County Engineering Stormwater Management Regulations.*
 - 7. Any future expansion of activities on the property may require approval by the Hall County Board of Commissioners.*
 - 8. Hours of operation shall be: Sunday through Thursday 9:00 a.m. to 9:00 p.m. and Friday and Saturday 9:00 a.m. to 10:00 p.m.*
 - 9. Applicant shall only use professional DJ services.*
 - 10. Business License renewals shall be approved by the Board of Commissioners.*
 - 11. No outside amplification after 8:30 p.m.*
 - 12. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
 - 13. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

28 **5253 Lawson Road | Special Use |** on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | **Proposed Use: Agri-entertainment venue** | Commission District 3 | **Mary Kirrane, applicant**

Mr. Anderson introduced items 28 and 29, which were heard together. Ms. Garmon discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 28 and 29:

Favor:

- Mary Frances Kirrane, 5253 Lawson Road, Gainesville
- Daniel Constant, 5260 Britt Whitmire Road, Gainesville
- Tyler Crawford, 6541 Henry Smith Road, Murrayville

Opposition:

- Tyler Smith, 340 Jesse Jewell Parkway, Suite 300, Gainesville
- Robert Swoszowski, 5295 Lawson Road, Gainesville
- Wanda Swoszowski, 5295 Lawson Road, Gainesville
- Raymond Dover, 5393 Lawson Road, Gainesville
- Bucky Kennedy, 5411 Lawson Road, Gainesville

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 29 **5253 Lawson Road | Special Use** | on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | **Proposed Use: Equestrian center with variances** | Commission District 3 | **Mary Kirrane, applicant**

Items 28 and 29 were heard together. See item 28 for public hearing details.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

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

- *Thanked Financial Services Director Taylor Samples and the Finance team for their work on the SPLOST IGA and resolution. Also thanked the Board of Commissioners, the cities of Hall County and Van Stephens for their work on the SPLOST IGA and resolution.*
- *Welcomed new Assistant County Administrator John Gentry to Hall County.*

Commission Time

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

- *Joy Licciardi (Hall County Government)*

Commissioner Gregg Poole, District 3, stated that staff is working on a town hall meeting regarding road improvements on SR 129, which was the scene of a fatality accident this week. The date should be scheduled for August.

Commissioner Jeff Stowe, District 4, asked those in attendance to keep Johnny Varner's family in their prayers. Johnny Varner served on the Planning Commission, the Elections Board, the American Legion and worked with disabled veterans. Stated that Varner was instrumental in getting Butler Park completed. Also commented that there is work to have a section of the park which features a veteran's monument (which Varner helped raise funds for) named in honor of Johnny Varner.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 7:26 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.