



**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
Monday, August 25, 2025 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:02 p.m.

Present:

Chairman David Gibbs 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, and Interim County Attorney Justin Lawhon

Commissioner Stowe was absent.

Appointments for Consideration

Ms. Rivera addressed the Board.

- 1 Appointment to the Department of Family & Children Services (DFACS) Board to serve an unexpired term to December 31, 2026. Commission Districts 1, 2, 3 & 4.

Appointment of Danielle Cuneo - Consent

Community Services and Parks

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

- 2 Approve the annual contract for Planned Pethood Veterinary Services for Animal Services to Planned PETHood of Georgia of Duluth, GA. The estimated annual cost is \$241,800.00.

Consent

- 3 Approve the award of Task Order #2026-007 Replace Rooftop Air Conditioning Units at North Hall Community Center for Parks & Leisure Services to J.R. Hobbs Co of Lawrenceville, GA, in the amount of \$122,526.00.

Consent

- 4 Approval and authorization for the Chairman to execute a Sponsorship Agreement with Northeast Georgia Health System for Parks & Leisure Services; authorization for the Chairman to take any additional action necessary to effectuate the agreement, subject to review and approval by the County Attorney.

Consent

- 5 Approve the award of RFQ/P #46-011 General Contractor for Construction of the East Hall Library for the Hall County Library System and Parks to Carroll Daniel Construction of Gainesville, GA. The estimated cost is \$4,468,000.00.

Consent

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 6 Approve the preventative maintenance agreement for ambulance stretchers for Fire Rescue to Stryker Medical of Chicago, IL. The estimated annual cost is \$65,286.00.

Consent

Planning & Zoning

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

- 7 **3024 Dale Road | Amend Conditions of Zoning** | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax Parcel 15025 000006 | **Proposed Use: Outdoor storage** | Commission District 3 | **Rochester | DCCM, applicant** Note: Tabled at the August 14, 2025 Voting Meeting until the August 28, 2025 Voting Meeting.
- 8 **5674 Bark Camp Road | Special Use** | for a group home | on a 0.72± acre tract located on the northwest side of Bark Camp Road, approximately 1,362 feet from its intersection with Bark Camp Drive | Zoned AR-1; Tax Parcel 11083 002001 | **Proposed use: Group home** | Commission District 2 | **Lean On Me Recovery Residences, applicant**
- 9 **4965 Bryant Quarter Road | Rezone** | from Planned Commercial Development (PCD) to Agricultural Residential 1 (AR-1) | on a 3.30± acre portion of a tract located on the northwest side of Bryant Quarter Road, approximately 2,030 feet from its intersection with Emory Griffin Road | Zoned PCD; Tax Parcel 15003 000015G(pt) | **Proposed use: Uses permitted in AR-1** | Commission District 3 | **John Clouse, applicant**

- 10 **5979 New Bethany Road | Rezone** | from Planned Residential Development (PRD) to Agricultural Residential 1 (AR-1) | on a 5.56± acre portion of a tract located on the south east of Beards Road approximately 1,096 feet from its intersection with New Bethany Road | Zoned PRD; Tax Parcel 07328 004003(pt) | **Proposed Use: Single-family residence** | Commission District 2 | **The Travis and Herman Brown Family Limited Partnership, applicant**
- 11 **5970 Cleveland Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) | on a 2.22± acre tract located on the southeast side of Cleveland Highway at its intersection with Hulsey Road | Zoned AR-1; Tax Parcel 12064 000012 | **Proposed use: Indoor recreation facility** | Commission District 3 | **Academy P1 Building, LLC, applicant**
- 12 **5684 Bethel Road | Rezone** | from Planned Residential Development (PRD) to Residential Low Density (R-1-L) | on an 8.30± acre tract located on the northeast side of Bethel Road, approximately 907 feet from its intersection with Avalon Commons Way | Zoned PRD; Tax Parcel 12007 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Janet Truelove, applicant**
- 13 **5684 Bethel Road | Special Use** | minor subdivision | on an 8.30± acre tract located on the northeast side of Bethel Road, approximately 907 feet from its intersection with Avalon Commons Way | Zoned PRD; Tax Parcel 12007 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Janet Truelove, applicant**
- 14 **1608 Whiting Drive | Rezone** | from Residential 1 (R-1) to Highway Business (H-B) | on a 0.20± acre tract located on the northeast side of Whiting Road, approximately 282 feet from its intersection with Browns Bridge Road | Zoned R-1; Tax Parcel 00123 007015 | **Proposed use: Vehicle repair, major** | Commission District 4 | **Gerardo Vargas, applicant**
- 15 **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Special Use** | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B (GCOD); Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Vehicle repair, major** | Commission District 4 | **Gerardo Vargas, applicant**
- 16 **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Special Use** | for outdoor storage in GCOD | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B (GCOD); Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Outdoor storage** | Commission District 4 | **Gerardo Vargas, applicant**
- 17 **1731 Friendship Road | Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 10.09± acre tract located on the northwest side of Friendship Road approximately 240 feet from its intersection with Reunion Way | Zoned AR-1; Tax Parcel 15041 000190 | **Proposed use: Uses permitted in H-B** | Commission District 1 | **Tim Wilbanks, applicant**
- 18 **1731 Friendship Road | Variance From Section 6.2** | GCOD development standards | on a 10.09± acre tract located on the northwest side of Friendship Road approximately 240 feet from its intersection with Reunion Way | Zoned AR-1; Tax Parcel 15041 000190 | **Proposed use: Uses permitted in H-B** | Commission District 1 | **Tim Wilbanks, applicant**

Public Works and Utilities

Jason Skarda, Assistant Director of Public Works and Utilities, addressed the Board.

- 19 Approve the purchase of two (2) Kubota Tractor Mower RTVs for Road Maintenance to Mason Tractor & Equipment Co., Inc. of Cumming, GA, in the amount of \$64,499.80.

Consent

- 20 Approval and authorization for the Chairman to execute a resolution to approve an access easement agreement accepting the grant of an easement from CL Hayes Properties LLC to Hall County and granting an easement to CL Hayes Properties LLC from Hall County, subject to review and approval by the County Attorney.

Consent

- 21 Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$1,800.00) for approximately 30 tons of trash to be collected during the Shore Sweep event scheduled for September 20, 2025.

Consent

- 22 Approve the release of \$614,732.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Union Grove Phase 1 Subdivision. Commission District 1.

Consent

- 23 Approve the release of \$281,434.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Union Grove Phase 2 Subdivision. Commission District 1.

Consent

- 24 Approve Change Order #1 to Task Order #2026-003 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation for the FY 2026 resurfacing program to add 1.847 additional miles of road resurfacing to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$840,168.75.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Hall County Offices will be closed on Monday, September 1, 2025 in observance of the Labor Day holiday.*
- *Presented a 'WIN' video highlighting Communications and Hall County's Public Information Officers.*
- *Thanked Lisa MacKinney, Hall County Library System Director, for her work and patience delivering services to Hall County residents.*

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Gainesville*
- *Penny Ganyard, 2175 Silver Circle, Gainesville (yielded time to Jodi White)*

Commission Time

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

- *Marissa Maynor, Greater Hall Chamber of Commerce*
- *Luke Lovell, Prime Community Management*

Executive Session

Commissioner Powell/Commissioner Cooper — to go into Executive Session at 3:55 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — absent

Motion passed.

- 25 Discussion regarding land acquisition, land disposition, personnel matters, potential litigation and/or litigation. Executive Session is not open to the public. Executive Session is a lawfully closed meeting [§ 50-14-1 (a)(2)].

Commissioner Powell/Commissioner Poole — to adjourn the Executive Session at 5:09 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — absent

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 5:09 p.m.