



**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, April 09, 2026 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:18 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, Deputy Commission Clerk Ana Dominguez, County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

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 Kathy Cooper

Public Comments

The following people addressed the Board:

- *Richard Schroeder*

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

- 3 Approve the proclamation recognizing April 2026 as National County Government Month.

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 Kevin Kristy Kennedy's retirement after 31 years of service to Hall County, Georgia.

Commissioner Stowe presented Kevin Kristy Kennedy with the Proclamation.

Commissioner Stowe/Commissioner Cooper — 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 12-18, 2026 as Animal Care and Control Appreciation Week.

Commissioner Cooper presented Animal Services Director Trey Garcia, Stephanie Maloch, Emily Jones, Churchstian Maloch, Jamie Colon, April Crews, Hannah Brock, Nicole Jones, Heather Evans, Officer Matthew Dockery, Officer Analeise Christian, Officer Wade Buendia with the Proclamation.

Commissioner Cooper/Commissioner Powell — 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 proclamation proclaiming April 12-18, 2026 as National Public Safety Telecommunicators Week.

Commissioner Poole presented Emergency Management Director Zach Brackett, Jordyn Meeks, Rahom Mogos, Tanner Slater, Whitney Ledford, Deann Haley, Kelsey McGahagin, and Nick Shirley with the Proclamation.

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.

- 7 Approve the proclamation recognizing Goodwill of North Georgia for 100 years of service.

Commissioner Powell presented Donovan Jackson 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.

Consent 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.

- 8 Approve the April 6, 2026 Work Session minutes.
- 9 Approve the April 6, 2026 Executive Session minutes.
- 10 Approve the April 6, 2026 Meeting minutes.
- 11 Approve the March 26, 2026 Voting Meeting minutes.
- 12 Approval and authorization for the Chairman to execute a resolution accepting certain deeded real property as County Right-of-Way from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13); authorization for the Chairman to execute any and all documents necessary to effectuate the acceptance, subject to the review and approval of the County Attorney.
- 13 Approval and authorization for the Chairman to execute a resolution transferring County Right-of-Way previously accepted from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13), to the Chicopee Woods Area Park Commission; authorization for the Chairman to execute any and all documents necessary to effectuate the transfer, subject to the review and approval of the County Attorney.

- 14 Approve the annual renewal of the Hardware Warranty Agreement for Elections to Liberty Vote (formerly Dominion Voting Systems, Inc.) of Denver, CO, in the amount of \$94,009.99.
- 15 Approval and authorization for the Chairman to execute an intergovernmental agreement between Hall County, GA and Barrow County, GA regarding the Hall Regional Radio System, subject to review and approval by the County Attorney.
- 16 Approval and authorization for the Chairman to execute a resolution to amend Title 8, Chapter 8.60 of the Code of Ordinances of Hall County, GA with regard to forbidden deposits at County disposal sites, subject to review and approval by County Attorney.
- 17 Approval and authorization for the Chairman to execute a resolution to approve the installation of an all-way stop at the intersection of Ponderosa Farm Road and LJ Martin Drive, subject to review and approval by the County Attorney.
- 18 Approve the purchase of one (1) new 2026 Ford Transit 350 DRW 15-Passenger Van and (1) 2025 Ford Transit T250 Van for the Sheriff's Office to Billy Howell Ford of Cumming, GA, and establish a capital projects budget in the amount of \$116,395.00.
- 19 Approve the ratification of the application to the Office of U.S. House Representative Rich McCormick for FY 2027 Community Project Funding (CPF) to provide funding to purchase additional software from Axon Enterprises, in the amount of \$512,002.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of \$102,400.00 is required.
- 20 Approve the 2023 and 2024 real property tax refund in the amount of \$3,249.00 for overpayment of Hall County taxes regarding property located at 3 Loggins Street, Gainesville, GA 30501 (tax parcel #00135 005003) to Snow Services, Inc.

Other Business - Appointments for Consideration

Ms. Rivera addressed the Board.

- 21 Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4. *Note: Tabled at the March 26, 2026 Voting Meeting until the April 9, 2026 Voting Meeting.*

Commissioner Cooper/Commissioner Stowe — approve removing item 21 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 Stowe/Commissioner Powell — appoint Marsha Stringer — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Correction: Term ends on December 31, 2028.

Other Business - Community Services and Parks

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

- 22 Approve the award of RFQ/P #46-032 Civil Design Services for South Hall Park for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of \$767,500.00.

Commissioner Powell/Commissioner Cooper — approve award to Hussey, Gay, Bell & DeYoung International — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 23 Approve the award of RFQ/P #46-024 Architectural Design Services for South Hall Active Life Center for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of \$832,500.00.

Commissioner Powell/Commissioner Cooper — approve award to Hussey, Gay, Bell & DeYoung International — 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:

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

- 24 **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**

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

The following people addressed the Board:

Favor:

- *Brian Rochester, 425 Oak Street, Gainesville*
- *Miles Coker, 165 Sampson Way, Cleveland*
- *Larry & Katie Dudas, 3881 Alexandria Drive, Gainesville*
- *Lynn & Joe Weber, 4767 North Browning Bridge Road, Gainesville*
- *Morgan Harper, 6042 Ransom Free Road, Clermont*

Opposition:

- *Jessica Leigh Baran, 6810 Jake Kemp Road, Murrayville*
- *Jeff Ingram, 6823 Jake Kemp Road, Murrayville*
- *John Henry Richards IV, 6320 Ben Parks Road, Murrayville*

Commissioner /Commissioner — approve tabling item 24 until the April 21, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 25 **0, 0 and 4258 Cagle Road | Rezone |** from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008 & 000002 | **Proposed Use: Uses permitted in I-2 |** Commission District 3 | **DCCM, applicant**

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

The following people addressed the Board:

Favor:

- *Bradley Dunckel, 425 Oak Street, Gainesville*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Robert Deleon, 4139 Cagle Road, Lula*
- *Jerry McLeod, 4285 Cagle Road, Lula*
- *Adam & Jenna Blackwell, 4345 Mceachern Drive, Lula*
- *Austin Lamon, 4357 Oak Lake Drive, Lula*
- *Roy Nixon, 3845 Clubhouse Drive, Gainesville*
- *Robert Coats, 4147 Cagle Road, Lula*

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

Commissioner Cooper — aye

Commissioner Powell — nay

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 26 **886 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1 | Commission District 1 | Generations Metal Recycling c/o Sarah Hales, applicant**

Mr. Anderson introduced the item. Principal Planner Lynn Taylor discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Jason Dean, 200 E. E. Butler Parkway, Gainesville*
- Sarah Hales, 886 Gainesville Highway, Buford*
- Gentry Wade, 415 Thunder Road, Buford*

Commissioner Cooper/Commissioner Powell — 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. No outside storage is permitted, including the existing shipping containers on site. The fenced area located in front of the building shall be utilized for employee/customer parking only.*
- 2. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

27 **5407 Technology Parkway & 5472 Winder Highway | Special Use |** for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway and Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor |** Commission District 1 | **Premier Building Systems, applicant**

Mr. Anderson introduced items 27, 28 and 29, which were heard together. Ms. Taylor discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 27, 28 and 29:

Favor:

- Jonathan Harris, 847 Highway 124, Suite A, Braselton*

Commissioner Cooper/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 property shall be developed in accordance with the site plan dated March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, identified as Exhibit A.*
- 3. A combination plat shall be recorded prior to the LDP being issued for the site.*
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.*
- 5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

28 **5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2 |** GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

Items 27, 28 and 29 were heard together. See item 27 for public hearing details.

Commissioner Cooper/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 property shall be developed in accordance with the site plan dated March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, identified as Exhibit A.*
- 3. A combination plat shall be recorded prior to the LDP being issued for the site.*
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.*
- 5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

29 **5407 Technology Parkway & 5472 Winder Highway | Variance to Section 8.1 |** Parking standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor |** Commission District 1 | **Premier Building Systems, applicant**

Items 27, 28 and 29 were heard together. See item 27 for public hearing details.

Commissioner Cooper/Commissioner Poole — 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 property shall be developed in accordance with the site plan dated March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, identified as Exhibit A.*
- 3. A combination plat shall be recorded prior to the LDP being issued for the site.*
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.*
- 5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

30

7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane | Conditional Use | for a construction trailer | on a 0.53± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254, & 000253 | **Proposed use: Construction trailer |** Commission District 1 | **Century Communities of Georgia, LLC, applicant**

Mr. Anderson introduced the item. Senior Planner Vamsee Polamarasetty discussed the item. Mr. Anderson conducted the Public Hearing.

There were no comments from the public.

Commissioner Cooper/Commissioner Stowe — approve with the four (4) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. Development is approved as generally shown on the site plan dated October 28, 2024, and described in the project narrative dated February 5, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The construction trailer shall be removed within 16 months following the issuance of building permits for the installation of the construction trailer.*
- 3. The construction trailer must comply with standards as specified in section 7.9.4.B, Unified Development Code of Hall County.*
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted herein.*

31 **4939 Old Orr Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.026± acre portion of a tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence | Commission District 1 | C&E Real Estate Inc. c/o Edward Coglianese, applicant**

Mr. Anderson introduced the item. Mr. Polamarasetty discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Edward Coglianese, 6408 Lakeview Drive, Buford*

Opposition:

- *Joe Camire, 5067 Lodge Pole Drive, Buford*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes used this time to restate and re-approve items 22 and 23 to include the new award recipient and the approved award amount.

Item 22: Approve the award of RFQ/P #46-032 Civil Design Services for South Hall Park for Parks & Leisure Services to Hussey, Gay, Bell & DeYoung International of Duluth, GA, in the amount of \$705,360.00.

Commissioner Powell/Commissioner Poole — amend approval of item 22 as stated — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Item 23: Approve the award of RFQ/P #46-024 Architectural Design Services for South Hall Active Life Center for Parks & Leisure Services to to Hussey, Gay, Bell & DeYoung International of Duluth, GA, in the amount of \$980,000.00.

Commissioner Powell/Commissioner Cooper — amend approval of item 23 as stated — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Commission Time

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

- Morgan George (Forum Communications)*
- Elizabeth Holcomb (Northeast Georgia Health System)*
- Drew Stewart (Georgia Power)*
- Leah Stewart (CR Solutions)*

Adjourn

Commissioner Poole/Commissioner Stowe — adjourn at 9:00 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.