



**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, May 14, 2026 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:13 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, 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 Jeff Stowe

Public Comments

There were no comments from the public.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

- 3 Approve the proclamation recognizing May 2026 as Mental Health Awareness 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 proclaiming May 4, 2026 as International Firefighters Day.

Commissioner Powell/Commissioner Poole — 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 recognizing Robert 'Bob' McNeal's retirement after 32 years of service to Hall County, GA.

Commissioner Cooper/Commissioner Stowe — 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 recognizing Heather Porras' retirement after 20 years of service to Hall County, GA.

Commissioner Cooper presented Heather Porras 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.

- 7 Approve the proclamation proclaiming May 17-23, 2026 as National Emergency Medical Services (EMS) Week.

Commissioner Powell presented Fire Chief Jerry Smith and Fire Rescue staff with the Proclamation.

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.

- 8 Approve the proclamation proclaiming May 10-16, 2026 as National Police Week.

Commissioner Poole presented Interim Sheriff Chris Matthews and Sheriff's Office staff with the Proclamation.

Chairman Gibbs/Commissioner Stowe — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 9 Approve the proclamation proclaiming May 17-23, 2026 as National Public Works Week.

Commissioner Stowe presented Public Works & Utilities Director Jorge Gomez and staff 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.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 10 Approve the May 11, 2026 Work Session minutes.
- 11 Approve the May 11, 2026 Executive Session minutes.
- 12 Approve the May 7, 2026 Executive Session minutes.
- 13 Approve the May 7, 2026 Meeting minutes.
- 14 Approve the May 6-7, 2026 Board Retreat minutes.
- 15 Approve the April 21, 2026 Voting Meeting minutes.
- 16 Approve the April 21, 2026 Executive Session minutes.
- 17 Approve the April 21, 2026 Meeting minutes.

- 18 Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 2.73 acres of real property located at 3111 & 3121 Gould Road, Hall County, GA, Tax Parcel Numbers 08022 000025 and 08022 000026, for the sum of \$350,000.00 for the purpose of constructing a new fire station, approving and accepting the transfer of said property to the County, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.
- 19 Approve the re-appointment of Kim Stephens to the Avita Community Partners Board to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.
- 20 Approve the re-appointment of Keith Morris to the Chicopee Woods Greens Committee to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.
- 21 Approve the re-appointment of Adrienne Rice to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 3.
- 22 Approve the appointment of John Geyer to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve an unexpired term to June 30, 2027. Commission District 4.
- 23 Approve the re-appointment of Commissioner Billy Powell to the Lake Lanier Convention & Visitors Bureau (CVB) to serve a term from June 12, 2026 to June 11, 2027. Chairman's Appointment.
- 24 Approve the re-appointment of Avery Niles to the Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Regional Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.
- 25 Approve the re-appointment of Jesse Gibson to the Department of Family & Children Services (DFACS) Board to serve a term from July 1, 2026 to June 30, 2031. Commission District 3.
- 26 Approve the appointment of Angela Middleton to the Georgia Mountains Regional Commission to serve a term from July 1, 2026 to June 30, 2027. Chairman & Mayors of Municipalities' Appointment.
- 27 Approve the re-appointment of Bobby Purdum to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.
- 28 Approve the appointment of Commissioner Jeff Stowe to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.
- 29 Approve the re-appointment of Commissioner Kathy Cooper to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.
- 30 Approve the re-appointment of Jennifer Helfrich to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 2.

- 31 Approve the appointment of Suzanne Marie Cindea to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 4.
- 32 Approve the re-appointment of Bobby Ogletree to the Region 2 Emergency Medical Services (EMS) Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.
- 33 Approve the award of Task Order #2026-035 Courtroom Lighting Conversion Phase II for Central Services to Capital City Electrical Services of Norcross, GA, in the amount of \$141,025.00.
- 34 Approve the award of Task Order #2026-043 Laurel Park Sealcoat and Restriping for Parks & Leisure to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$100,000.00.
- 35 Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing F, M, N, and O docks at Sunrise Cove Marina.
- 36 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$79,468.11.
- 37 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) to six (6) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$61,157.10.
- 38 Approve the FY 2026 award of the Criminal Justice Coordinating Council's (CJCC) Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institute's treatment program in the amount of \$37,333.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of 25% will be required.
- 39 Approve the renewal of the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL. The estimated annual cost is \$189,312.93.
- 40 Approve the single source purchase and installation of two (2) HOMA - 25HP Submersible Pumps for Gateway 3 Pump Station for Public Works & Utilities to Monumental Equipment Incorporated of Rest Haven, GA, and establish a capital projects budget in the amount of \$52,873.00.
- 41 Approve the purchase of a new Hyundai 30L-9A Forklift for Resource Recovery to Thompson Lift Truck Company of Birmingham, AL, in the amount of \$56,742.00.
- 42 Approve Change Order #3 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities for guardrail removal and installation, additional underdrain pipe installation, sanitary sewer forcemain relocation, additional erosion control items, and the addition of an Owner Directed Contingency to Wilson Construction Management, LLC of Norcross, GA, in the amount of \$431,899.89.
- 43 Approve the single source purchase of Allen Creek Landfill Corrective Action Plan Support Services for Public Works & Utilities to Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of \$82,100.00.

- 44 Approve the acceptance of \$277,639.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Grant Harbor Estates Subdivision. Commission District 2.
- 45 Approval and authorization for the Chairman to execute an intergovernmental agreement for law enforcement and security services between the Georgia Ports Authority and Hall County, GA, subject to review and approval by the County Attorney.
- 46 Approve the annual renewal and contract amendment for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is \$171,612.00.
- 47 Approve the annual contract renewal for nursing and mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated cost is \$2,278,000.00.

Other Business - Appointments for Consideration

Ms. Rivera addressed the Board.

- 48 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

Commissioner Cooper/Commissioner Stowe — appoint Carter Cagle — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 49 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

Commissioner Cooper/Commissioner Powell — approve tabling item 49 until the May 28, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 50 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

Commissioner Cooper/Commissioner Stowe — appoint Allison Cape — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Clerk's Office

- 51 Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Monday, June 8, 2026 Work Session and schedule a Work Session on Tuesday, June 9, 2026 at 3:00 p.m.

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.

Other Business - County Attorney

Mr. Lawhon addressed the Board.

- 52 Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the property of S.P. McKibbon Sr., LLLP, located at 0 Sasser Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcel 15044 000040, following the applicant's withdrawal of the annexation application on or about May 6, 2026.

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 - Development Services

Brandi Smith, Business License Director, addressed the Board.

- 53 Public Hearing for a new Malt Beverage and Wine Package Alcohol License for RaceTrac #2680 located at 3505 Kubota Way, Gainesville, GA 30507. The managing and registered agent is Rosina Ann Wilson. Commission District 3.

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

The following people addressed the Board:

Favor:

- *Riviere Burris, 2300 Windy Ridge Parkway, Atlanta*

Commissioner Stowe/Commissioner Powell — approve — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Other Business - Planning and Zoning

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

54 Public Hearing to amend the Hall County Forward 2045 Comprehensive Plan.

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

The following people addressed the Board:

- *Greg Rutledge, 7724 Barkers Bend Drive, Murrayville*

Commissioner Poole asked for staff to look into handing out informational flyers at voting locations to engage the public.

55 Public Hearing to transmit Hall County's updated Community Work Program and Capital Improvement Element to the Georgia Mountains Regional Commission.

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

There were no comments from the public.

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.

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

Lynn Taylor, Principal Planner, addressed the Board.

56 **5176 Oliver Road | Rezone |** from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on an 8.33± acre tract located on the west side of Oliver Road approximately 0.90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: Uses permitted in AR-1 |** Commission District 1 | **America's Home Place, applicant**

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

The following people addressed the Board:

Favor:

- *Jocelyn Glasper, 5176 Oliver Road, Flowery Branch*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 57 **3722 Coker Road | Rezone** | from Planned Commercial Farm District (PCFD) and Agricultural Residential (AR-1) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD & AR-1; Tax Parcel 15015 000011 | **Proposed use: Uses permitted in AR-1** | Commission District 3 | **Joey Gilbert, applicant**

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

The following people addressed the Board:

Favor:

- *Joey Gilbert, 205 Williams Bridge Road, Toccoa*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 58 **860 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in I-1** | Commission District 1 | **Richard J. Garner, applicant**

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

The following people addressed the Board:

Favor:

- Richard Joel Garner, 3636 Carter Road, Buford*
- Jason Dean, 200 E. E. Butler Parkway, Gainesville*
- Sarah Hales, 5392 Timber Wild Lane, Buford*
- Jason Hales, 5392 Timber Wild Lane, Buford*

Opposition:

- Jimmy Fisher, 438 Apple Tree Way, Buford*
- Carrie Leland, 442 Apple Tree Way, Buford*
- Gentry Wade, 415 Thunder Road, Buford*
- Allison Fisher, 438 Apple Tree Way, Buford*
- Joel Cline, 411 Apple Wood Court, Buford*
- Timothy Tidwell, 434 Apple Tree Way, Buford*

Commissioner Cooper/Commissioner Powell — approve with the two (2) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. Generations Metal Recycling is permitted to operate for a maximum of four (4) months following rezoning approval date. A single thirty (30) day extension may be granted. Operations shall occur only Monday-Friday for no more than three (3) hours per day, and only between the hours of 9:30 am and 12:30 p.m.*
- 2. No other outdoor scrap metal processing operation is permitted on the property.*

There was discussion regarding permits for the property mentioned that Generations Metal Recycling would be relocating to.

Commissioner Poole exited the meeting.

Vamsee Polamarasetty, Senior Planner, addressed the Board.

59 **3613 White Sulphur Road | Amend Conditions of Zoning |** on a 10.0± acre tract located on the southeast corner of the intersection of White Sulphur Road and Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services |** Commission District 3 | **Reynolds-Hemmer Properties LP, applicant**

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

The following people addressed the Board:

Favor:

- *Lee Hemmer, 3945 Reynolds Road, Gainesville*

Commissioner Stowe/Commissioner Cooper — approve with the three (3) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — recused

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated March 12, 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 October 24, 2024, shall apply.*
- 3. All conditions of zoning shall be made part of any plats or construction plans created for the property.*

Commissioner Poole re-entered the meeting.

60 **5716 Ned Young Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 550 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure |** Commission District 3 | **Emily & John Grist, applicant**

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

The following people addressed the Board:

Favor:

- *John & Emily Grist, 5716 Ned Young Road, Murrayville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 61 **3907 Skyline Drive | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: Single-family residence | Commission District 3 | Juan Ignacio Castillo C., applicant**

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

The following people addressed the Board:

Favor:

- *Juan Igancio, 4329 Hunter Road, Gainesville*
- *Reyna Martinez, 1104 Paces Court, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Gentry addressed the Board and stated the following:

- *Thanked Planning staff for their work on the potential UDC and comprehensive plan changes.*
- *Hall County Offices will be closed on Monday, May 25, 2026 in observance of the Memorial Day holiday.*
- *The next Board of Commissioners Work Session will be held on Tuesday, May 26, 2026 at 3:00 p.m.*

Commission Time

Commissioner Gregg Poole, District 3, asked for staff to look into handing out informational flyers at voting locations to engage the public about the potential UDC and comprehensive plan changes. Urged everyone to go vote.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 8:01 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.