



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION 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, July 20, 2026 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 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, and County Attorney Justin Lawhon

Commissioner Powell was present by phone.

Sheriff's Office

Lieutenant John Morgan, Sheriff's Office, addressed the Board.

- 22 Approve the renewal of the annual contract for Records Management System and Jail Management System yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL. The estimated annual cost is \$118,392.00.

Consent

- 23 Approve the declaration of a surplus vehicle and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable and authorize the Purchasing Division to sell vehicle directly to the named buyer, subject to review and approval by the County Attorney.

Consent

Administration

Doug Straughan, Capital Projects Manager, addressed the Board.

- 1 Approve the award of RFQ #47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion to SSOE Group, Inc. of Atlanta, GA. The estimated cost for Master Planning is \$670,000.00, and the Architectural Design Services shall be at a cost not to exceed 7.48% of the final construction budget.

Consent

Appointments for Consideration

Ms. Rivera addressed the Board.

- 2 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Chairman's Appointment.

Remove from agenda by acclamation. Plan to add to the August 24, 2026 Work Session agenda.

- 3 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 3.

Remove from agenda by acclamation. Plan to add to the August 24, 2026 Work Session agenda.

- 4 Appointment to the Board of Tax Assessors to serve an unexpired term to December 31, 2029. Commission District 4.

Appointment of Ann Hood — Consent

Clerk's Office

- 5 Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Thursday, September 24, 2026 Voting Meeting and scheduling of a Voting Meeting on Tuesday, September 22, 2026 at 6:00 p.m.

Consent

Fire Rescue

Chief Jerry Smith, Fire Rescue, addressed the Board.

- 6 Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is \$60,000.00.

Consent

- 7 Approve the renewal of the annual contract for the sole source purchase of record management system software for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL. The estimated annual cost is \$87,168.00.

Consent

Human Resources

Dr. LisaRae Minor, Director of Human Resources, addressed the Board.

- 8 Approve the annual contract for FY 2027 temporary staffing for various County departments to Corporate Temps of Norcross, GA. The estimated annual cost is \$850,000.00.

Consent

- 9 Approve the employment agreement for the Assistant Director of Elections.

Consent

Planning & Zoning

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

- 10 Introduction of the Hall County Forward 2045 Comprehensive Plan Update.

- 11 **2632 Sardis Road | Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **DCCM, applicant** *Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.*

- 12 **2632 Sardis Road | Special Use** | for a storage lot | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Boat & RV storage** | Commission District 2 | **DCCM, applicant** *Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.*

- 13 **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) | **Proposed Use: Industrial Park** | Commission District 3 | **Danji, LLC, applicant**

Lynn Taylor, Principal Planner, addressed the Board.

- 14 **6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the northwest side of Ben Parks Road approximately 0.36 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 | **Proposed Use: Uses permitted in AR-1** | Commission District 3 | **James & Suzi Lewis, applicants**

- 15 **4383 Benefield Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 2.01± acre tract located on the northeast side of Benefield Road approximately 0.24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure | Commission District 1 | D. Keith Kilby, applicant**
- 16 **6164 Lake Lanier Heights Road | Variance to Section 4.1 |** to reduce minimum yards | on a 0.21± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition | Commission District 2 | Cynthia Karegeannes, applicant**
- 17 **3369 North Waterworks Road | Variance to Section 4.1 |** to reduce the minimum yards | on a 1.44± acre tract located on the east side of North Waterworks Road approximately 243 feet northeast of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure | Commission District 2 | Donald K. Abercrombie, applicant**

Public Works and Utilities

Jorge Gomez, Director of Public Works and Utilities, addressed the Board.

- 18 Public hearing for application of Byron Arceneaux, PE (Primus Engineering) for a stream buffer variance on a 29.52-acre parcel located on the east side of Bolding Road, aka 3969 Bolding Road, Flowery Branch. Tax Parcel 15036B000037. Proposed use: 58-lot single family subdivision. Commission District 1.

Public Hearing to be held on Thursday, July 23, 2026.

- 19 Approve the single source purchase for FY 2027 temporary staffing for the Solid Waste Division to Onin Staffing of Gainesville, GA. The estimated annual cost is \$520,000.00.

Consent

- 20 Approve the acceptance of a \$757,018.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Waterside at Lake Lanier subdivision. Commission District 2.

Consent

- 21 Approve the extension of a \$1,103,593.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Hunters Creek Phase 1 Subdivision. Commission District 1.

Consent

Sheriff's Office

- 22 ~~Approve the renewal of the annual contract for Records Management System and Jail Management System yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL. The estimated annual cost is \$118,392.00.~~
- 23 ~~Approve the declaration of a surplus vehicle and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable and authorize the Purchasing Division to sell vehicle directly to the named buyer, subject to review and approval by the County Attorney.~~

Public Comments

The following people addressed the Board:

- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Mark Redman, 4405 T-Mor Cove, Oakwood*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*

Commissioner Powell disconnected from the call at 4:05 p.m.

County Administrator

Mr. Gentry addressed the Board and presented a 'WIN' video highlighting the Government Center's third Floor Renovation.

Commission Time

Commissioner Kathy Cooper, District 1, spoke about the third floor renovation.

Chairman David Gibbs also spoke about the third floor renovation.

Executive Session

Commissioner Cooper/Commissioner Stowe — to go into Executive Session at 4:16 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 24 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 Poole/Commissioner Stowe — to adjourn the Executive Session at 5:18 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Poole/Commissioner Stowe — adjourn the Work Session at 5:18 p.m. —Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.