



**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, August 10, 2026 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

Also present were Interim County Administrator John Gentry, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, and County Attorney Justin Lawhon

Commissioner Billy Powell was absent.

Central Services

Kevin Ivey, Director of Central Services, addressed the Board.

- 1 Approve the purchase of one (1) new 2027 Ford F-350 Truck for Central Services to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of \$66,543.00.

Consent

Clerk of Superior and State Courts

Brandi Paul, Business Manager for Clerk of Superior and State Courts, addressed the Board.

- 2 Approve the annual contract renewal for real estate indexing and recording software for the Clerk of Superior and State Court to Neumo Records LLC (dba Neumo Tax & Licensing LLC) of Centerville, VA. The estimated annual cost is \$125,000.00.

Consent

- 3 Approve the purchase of new workstations for the Clerk of Superior and State Courts to Impact Office Interiors, Inc. of Griffin, GA, in the amount of \$85,058.00.

Consent

Community Services and Parks

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

- 4 Approve the award of IFB #020-47 East Hall Community Center Gym Floor Repair to Stevens Gymnasiums, Inc. of Cumming, GA, in the amount of \$58,650.00.

Consent

County Attorney

Mr. Lawhon addressed the Board.

- 5 Approval and authorization for the Chairman to execute a resolution of the Board of Commissioners of Hall County, GA establishing Hall County's policy that all violations of O.C.G.A. § 40-6-163 (unlawfully passing a stopped school bus) be referred to the Office of the Hall County Solicitor General for review and prosecution, subject to review and approval by the County Attorney.

Consent

Development Services

Brandi Smith, Business License Director, addressed the Board.

- 6 Public Hearing on the Malt Beverage and Wine Package Alcohol License for Shell Food Mart located at 3009 Harmony Church Road, Gainesville, GA 30507. The owner of the business is RDawdani Corporation. The managing agent is Riyaz Dawdani and the registered agent is Lonnie Osley III. Commission District 3.

Public Hearing to be held at the Thursday, August 13, 2026 Voting Meeting.

Financial Services

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

- 7 First public hearing regarding Hall County's intent to levy a 2026 millage rate for the County's General Fund greater than the calculated full rollback per the State of Georgia formula as required per O.C.G.A. § 48-5-32.

Public Hearing to be held at the Thursday, August 13, 2026 Voting Meeting.

Fire Rescue

Chief Jerry Smith, Fire Rescue, addressed the Board.

- 8 Approve the purchase of tuition, books and fees for Paramedic and EMT Training Programs for Fire Rescue to Lanier Technical College of Gainesville, GA. The estimated cost is \$202,000.00.

Consent

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

Joseph Boyd, Director of Transportation Planning for Gainesville-Hall Metropolitan Planning Organization (GHMPO), addressed the Board.

- 9 Approve the ratification of the application, award, and any supplemental funding for the FY 2027 Georgia Department of Transportation's Metropolitan Transportation Planning Services Grant for the Gainesville-Hall Metropolitan Planning Organization (MPO) to aid in regional transportation planning in the amount of \$390,635.67, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 20% in-kind match is required.

Consent

Northeastern Judicial Circuit

Renee Orr, Juvenile Court Director, addressed the Board.

- 10 Approve the ratification of the application, award, and any further supplemental funding from the Criminal Justice Coordinating Council (CJCC) for the FY 2027 Children in Need of Services (CHINS) Grants Program for the Hall County Juvenile Court for \$74,730.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Consent

Planning & Zoning

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

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

Public Hearing to be held at the Thursday, August 13, 2026 Voting Meeting.

- 12 Public Hearing to amend the Code of Ordinances of Hall County with regard to Appendix A: Unified Development Code (UDC), specifically Articles 4, 5, 6, 7, 8 and Sections 11.5, 11.1 and 11.2.6.

Public Hearing to be held at the Thursday, August 13, 2026 Voting Meeting.

- 13 **3702 & 3703 Friendship Place | Rezone |** from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a 0.21 ± acre tract and a 0.25± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels 15048 000241 & 15048 000242 | **Proposed Use: Inclusion of additional parcels for subdivision entrance signs |** Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- 14 **3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Special Use - Amend Conditions |** of a Planned Residential Development (PRD) on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C | **Proposed Use: Inclusion of additional parcels for subdivision entrance signs |** Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
- 15 **3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Variance to Section 8.6 |** to sign standards | on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C | **Proposed Use: Second entrance sign |** Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
- 16 **5205 Winder Highway | Rezone |** from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 19.71± acre tract located on the northeast side of Winder Highway approximately 0.38 miles southeast of its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial (I-1) |** Commission District 1 | **Jack Albert CRE, LLC, applicant**
- Lynn Taylor, Principal Planner, addressed the Board.*
- 17 **3542 & 3538 Point View Circle | Special Use |** for a minor subdivision | on a combined 16.02± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 & 10087 000087 | **Proposed use: 5-lot Subdivision |** Commission District 2 | **Jessie Bruce, applicant**
- 18 **4595 Winder Highway | Variance to Section 8.6 |** sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign |** Commission District 1 | **Randy Matheny, applicant**
- 19 **5292 Hopewell Lane | Variance to Section 4.3 |** to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures |** Commission District 3 | **Alma Nely Perez, applicant**
- 20 **3300 Athens Highway | Variance to Section 2.2.2 |** to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles northwest of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision |** Commission District 3 | **Darin Cain, applicant**
- 21 **5771 F Gilmer Road | Variance to Section 3.2 |** to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision |** Commission District 3 | **Laura Hulsey, applicant**

Public Works and Utilities

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

- 22 Approve the purchase of two (2) new 2027 Ford Explorers for the Engineering Division to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of \$91,963.00.

Consent

- 23 Approve the ratification for the emergency procurement of roadway repairs for a section of Falcon Crest Drive for Public Works & Utilities to E.R. Snell Contractor, Inc. of Snellville, GA, in the amount of \$869,340.00.

Consent

- 24 Approve the amendment to the sole source purchase of equipment, maintenance, and supplies for the Landfill Leachate Treatment Facility in accordance with Contract #041-24 for Public Works & Utilities to Rochem Americas, Inc. of Hermosa, CA. The estimated cost is \$102,000.00.

Consent

- 25 Approve the single source preventative maintenance agreement for large equipment repair services for Public Works & Utilities to Yancey Bros. Co. of Atlanta, GA. The estimated annual cost is \$178,000.00.

Consent

- 26 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 19, 2026.

Consent

- 27 Approve the extension of a \$175,002.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Reunion Phase 9 Subdivision. Commission District 1.

Consent

Sheriff's Office

Sergeant Mike Free, Sheriff's Office, addressed the Board.

- 28 Approve the purchase of ten (10) new Ford Explorer vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$451,314.00.

Consent

1st Lieutenant Sean Bradburn, Sheriff's Office, addressed the Board.

- 29 Approve the ratification of the application, award, and any further supplemental funding for the U.S. Office of Community Oriented Policing Services' (COPS) Technology and Equipment Program (TEP) for the Sheriff's Office to purchase a police drone in the amount of \$87,280.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Consent

- 30 Approve the FY 2027 School Security Program annual agreement between Hall County and the Hall County Board of Education, subject to review and approval by the County Attorney.

Consent

- 31 Approve the intergovernmental agreement between Hall County, the Hall County Board of Education, the Hall County Sheriff's Office, the Hall County Solicitor General and the Hall County Clerk of Superior and State Courts with regard to enforcement of the prohibition on unlawfully passing a school bus, subject to review and approval by the County Attorney.

Consent

Tax Assessors

John Smith, Interim Chief Appraiser, addressed the Board.

- 32 Approve the annual renewal of the software purchase agreement for homestead auditing and administration for the Tax Assessors Office to The Exemption Project, Inc. (dba TrueRoll) of Chicago, IL. The estimated annual cost is \$79,576.00.

Consent

County Administrator

Mr. Gentry addressed the Board and stated the following:

- *Presented a 'WIN' video highlighting the recent repairs to Falcon Crest Drive.*

Public Comments

The following people addressed the Board:

- *Mark Redman, 4403 T-Mor Cove, Oakwood*
- *Mateo Penado, 529 Ridgewood Terrace, Gainesville*
- *Victoria Clevenger, Executive Director of Lake Lanier Association*

Commission Time

Commissioner Jeff Stowe, District 4, acknowledged current members of Leadership Hall. The following members addressed the Board:

- *Crystal Brown (Gainesville City Schools)*
- *Thomas Murphy (Lanier Technical College)*

Executive Session

Commissioner Cooper/Commissioner Stowe — to go into Executive Session at 4:21 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 33 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 5:39 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 Stowe/Commissioner Poole — adjourn the Work Session at 5:39 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.