



**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, July 23, 2026 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 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, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Approve Agenda

Commissioner Poole/Commissioner Cooper — 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 Billy Powell

Public Comments

There were no comments from the public.

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.

- 3 Approve the July 20, 2026 Work Session minutes.
- 4 Approve the July 20, 2026 Executive Session minutes.
- 5 Approve the July 9, 2026 Voting Meeting minutes.
- 6 Approve the July 9, 2026 Executive Session minutes.
- 7 Approve the July 9, 2026 Meeting minutes.
- 8 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.
- 9 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.
- 10 Approve the appointment of Ann Hood to the Board of Tax Assessors to serve an unexpired term to December 31, 2029. Commission District 4.
- 11 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.
- 12 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.
- 13 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.
- 14 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.

- 15 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.
- 16 Approve the employment agreement for the Assistant Director of Elections.
- 17 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.
- 18 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.
- 19 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.

Other Business - County Attorney

Mr. Lawhon addressed the Board.

- 20 Approval and authorization for the Chairman to execute a resolution temporarily amending the compensation payable under the Assistant County Administrator Employment Agreement for John T. Gentry, Jr. during his service as Interim County Administrator, subject to review and approval by the County Attorney.

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 - Public Works and Utilities

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

- 21 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.

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

The following people addressed the Board:

Favor:

- *Byron Arceneaux, 237 Aucilla Road, Monticello, FL*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Planning and Zoning

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

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

Ms. Ahmed discussed the upcoming Comprehensive Plan update.

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

Commissioner Powell exited the meeting at 6:15 p.m.

- 23 **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.

Mr. Anderson introduced items 23 and 24, which were heard together.

Commissioner Cooper/Commissioner Poole — approve removing item 23 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — recused

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Cooper/Commissioner Poole — approve removing item 24 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — recused

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Public Hearing previously at the June 25, 2026 Voting Meeting.

Commissioner Poole/Commissioner Cooper — approve tabling item 23 until the October 8, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — recused

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 24 **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.

Commissioner Poole/Commissioner Stowe — approve tabling item 24 until the October 8, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — recused

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell entered the meeting at 6:17 p.m.

- 25 **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**

Mr. Anderson introduced the item. Ms. Ahmed discussed the item.

Commissioner Poole/Commissioner Stowe — approve tabling item 25 until the September 10, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Lynn Taylor, Principal Planner, addressed the Board.

- 26 **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**

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

The following people addressed the Board:

Favor:

- *James Robert & Suzi Lewis, 6249 Ben Parks 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.

- 27 **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**

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

The following people addressed the Board:

Favor:

- *John Moreland, 6462 Waterscape Ridge, Gainesville*

Opposition:

- *David Poppo, 4365 Benefield Road, Braselton*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 28 **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**

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

The following people addressed the Board:

Favor:

- *Cynthia Karegeannes, 4108 Allenhurst Drive, Peachtree Corners*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 29 **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**

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

The following people addressed the Board:

Favor:

- *Donald Abercrombie, 3369 North Waterworks Road, Buford*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Gentry commented on citizen Mark Redman's 1996 Olympic attire. Reminded everyone of the community celebration for the 30th anniversary of the 1996 Olympics being held on Saturday, July 25, 2026.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 6:50 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.