



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION 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
Tuesday, May 26, 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 Billy Powell was present by phone.

Administration

Sarah Crowe, Communications & Strategic Engagement Manager, addressed the Board.

- 1 Approval and authorization for the Chairman to execute a commitment letter with Georgia's Rural Center to support and participate in the Georgia Grown Trail 52 initiative, subject to review and approval by the County Attorney.

Consent

Appointments for Consideration

Ms. Rivera addressed the Board.

- 2 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. **Note: Tabled at the May 14, 2026 Voting Meeting until the May 28, 2026 Voting Meeting.**

Item previously tabled at the May 14, 2026 Voting Meeting. No action taken.

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

Remove from agenda by acclamation.

Jordan Wallace, Transportation Program Manager, addressed the Board.

4 Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

5 Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

6 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 1.

Appointment of Korey Anderson - Consent

7 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 1.

Appointment of Cameron Henderson - Consent

8 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

Appointment of Charlie Hawkins - Consent

9 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

Appointment of Chris Braswell - Consent

10 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

11 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

12 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 4.

Appointment of Beverly Filson - Consent

13 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 4.

Appointment of Cooper Embry - Consent

Central Services

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

14 Approve the annual contract renewal for RFQ/P #44-030 Demand Services for On-Call Roofing Installation and Repairs for Central Services to Core Roofing Systems, LLC of Alpharetta, GA, Exterior Solutions of Georgia, LLC (dba Bone Dry Roofing Company) of Bogart, GA, and Roof Technology Partners, LLC of Woodstock, GA. The estimated annual cost is \$2,306,613.00.

Consent

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

- 15 Approval and authorization for the Chairman to execute a resolution approving the execution of an intergovernmental agreement with Banks County, GA regarding their continued use of existing 4.9GHz Public Safety Radio licenses and associated infrastructure located within Hall County and approving the submittal of an FCC application by Hall County, GA for Radio Service Authorization on the behalf of Banks County, GA, subject to review and approval by the County Attorney.

Consent

Financial Services

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

- 16 Approve the renewal of the annual contract for IFB #008-45 Inmate Clothing & Related Items Supply for the Correctional Institution and Jail to Bob Barker Company, Inc. of Fuquay-Varina, NC, Hard Time Products, LLC of Rome, GA and Victory Supply, Inc. of Mount Pleasant, TN. The estimated annual cost is \$62,073.00.

Consent

- 17 Approve the renewal of annual contract for IFB #008-46 Prescription and Over-the-Counter (OTC) Sundry Drugs for the Correctional Institution and Jail to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is \$358,810.00.

Consent

- 18 Approve the renewal of annual contract for IFB #012-46 Waste-Refuse Collection Services for various County departments to Red Oak Sanitation, LLC of Cumming, GA. The estimated annual cost is \$125,595.00.

Consent

- 19 Approve the renewal of annual contract for IFB #033-45 Overhead Door Maintenance & Repair Services for various County departments for Top Notch Dock & Door of Flowery Branch, GA. The estimated annual cost is \$137,972.00.

Consent

- 20 Approve the renewal of annual contract for RFQ/P #46-004 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, The Dickerson Group, Inc. of Lawrenceville, GA, Lagniappe Development Co., Inc. of Buford, GA, and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is \$167,487.00.

Consent

- 21 Approve the renewal of the annual contract for RFQ #43-007 Demand Services for On-Call Electrical Contractors for various County departments to Capital City Electrical Services, LLC of Norcross, GA and DeHart & Hill Electric, Inc. of Cumming, GA. The estimated annual cost is \$212,943.00.

Consent

Northeastern Judicial Circuit

Renee Orr, Juvenile Court Director, addressed the Board.

- 22 Approve the ratification of the application, award, and any further supplemental funding for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Juvenile Justice Incentive Grant for Hall County Juvenile Court for \$557,845.00, 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.

- 23 **5831 Hilltop Drive | Amend Conditions of Zoning |** on a 3.86± acre tract located on the west side of Hilltop Drive approximately 334 feet north of its intersection with Atlanta Highway | Zoned I-1; Tax Parcel 08133 003006 | **Proposed use: Uses permitted in I-1 | Commission District 1 | Doug McDaniel, applicant**
- 24 **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**
- 25 **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**
- 26 **0 & 0 Stringer Road | Variance to Section 3.2 |** to reduce the required road frontage | on a 65.95± acre combined tract located on the northwest side of Stringer Road approximately 0.45 miles southwest of its intersection with Double M Drive | Zoned AR-1; Tax Parcels 12061 000002A, 12061 000019 (pt) | **Proposed Use: Lot reconfiguration | Commission District 3 | Patricia Stump & Laurence Becker, applicant**

Lynn Taylor, Principal Planner, addressed the Board.

- 27 **866 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 | **Proposed use: Warehouse and distribution** | Commission District 1 | **Taylor & Mathis, applicant**
- 28 **866 Gainesville Highway | Variance to Section 6.2** | from GCOD standards | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 | **Proposed use: Warehouse and distribution** | Commission District 1 | **Taylor & Mathis, applicant**
- 29 **5989 Lanier Islands Parkway| Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Office warehouse** | Commission District 2 | **Benji Wood, applicant**
- 30 **5989 Lanier Islands Parkway | Special Use** | for outdoor storage within the GCOD | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Outdoor storage** | Commission District 2 | **Benji Wood, applicant**
- 31 **5989 Lanier Islands Parkway | Variance to Section 6.2** | GCOD standards | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Drive | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Office warehouse** | Commission District 2 | **Benji Wood, applicant**
- Vamsee Polamarasetty, Senior Planner, addressed the Board.*
- 32 **5964 Overby Road | Rezone** | from Vacation Cottage (V-C) and Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.879± acre tract located on the northwest side of Overby Road approximately 0.59 miles west of its intersection with Jim Crow Road | Zoned V-C & AR-1; Tax Parcel 08109 000015 | **Proposed Use: Uses permitted in AG-1** | Commission District 2 | **Nancy E Riggs, applicant**
- 33 **5351 Lanier Islands Parkway | Amend Conditions of Zoning** | on a 17.29± acre tract located on the north side of Lanier Islands Parkway approximately 581 feet northwest of its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011| **Proposed use: Agri-entertainment venue** | Commission District 1 | **Keith Bell, applicant**

Public Works and Utilities

Jason Skarda, Assistant Director of Public Works and Utilities, addressed the Board.

- 34 Approval and authorization for the Chairman to execute a resolution seeking acceptance by Hall County, GA of the roads currently maintained by the Winter Harbor Homeowners Association into the Hall County, GA Road Maintenance system and further authorizing the execution of an encroachment agreement between Winter Harbor Homeowners Association and Hall County, GA, subject to review and approval by the County Attorney.

Consent

- 35 Approve the renewal of the annual contract for IFB#088-23 Groundwater / Surface Water Monitoring for Public Works & Utilities to Advanced Environmental Management, Inc. of Cumming, GA. The estimated annual cost is \$81,600.00.

Consent

Brent Cook, Assistant Director of Public Works and Utilities, addressed the Board.

- 36 Approve the renewal of the annual contract for RFQ #44-005 Demand Services for On-Call Right of Way Services for Public Works & Utilities to Atlas Technical Consultants LLC of Duluth, GA, Johnson, Mirmiran & Thompson, Inc. of Hunt Valley, MD, Croy Engineering, LLC of Marietta, GA, LJA Engineering, Inc. (formerly BM&K, Inc.) of Houston, TX, and THC, Inc. of Duluth, GA. The estimated annual cost is \$200,000.00.

Consent

- 37 Approve the renewal of annual contract for RFQ/P #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, Multiplex LLC of Duluth, GA, Simpson Trucking & Grading, Inc. of Gainesville, GA, and Strickland & Sons Pipeline, Inc. of Gainesville, GA. The estimated annual cost is \$3,716,946.00.

Consent

Jordan Wallace, Transportation Program Manager, addressed the Board.

- 38 Approve the application and award of the U.S. Department of Transportation Federal Railroad Administration Railroad Crossing Elimination (Crossing Safety Program) to provide funds for project design and construction phase for the Navajo Circle Railroad Crossing Elimination project, in the amount of \$15,783,543.15. 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 20% (\$3,156,708.63) is required.

Consent

Treatment Services

Heather Herrington, Director of Treatment Services, addressed the Board.

- 39 Approve the ratification of the application for the U.S. Bureau of Justice Assistance's FY 2025 Veterans Treatment Court Discretionary Grant Program for Treatment Services to expand its Veterans Treatment Court program in the amount of \$257,630.00, 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

- 40 Approve the ratification of the application and award for the State Justice Institute's (SJI) FY 2026 Grant Program in partnership with the National Center for State Courts (NCSC) to assist with the development of a comprehensive strategic plan for Treatment Services in the amount of \$50,787.00, and if awarded, 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 \$20,350.00 and a cash match of \$5,079.00 is required.

Consent

- 41 Approve the FY 2027 annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents. The estimated annual cost is \$117,043.00.

Consent

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Mitch Peevy, 6438 Winter Harbor Drive, Flowery Branch*
- *Mark Redman, 4403 T-Mor Cove, Oakwood*

Commission Time

Commissioner Gregg Poole, District 3, addressed illegal trash dumping. Stated that election run-offs are coming up and advised everyone to vote.

Chairman David Gibbs urged everyone to vote.

County Administrator

Mr. Gentry addressed the Board and reminded the public about input opportunities for UDC and Comp Plan updates. Public Engagement events will be held on:

- June 2, 2026 6-8 p.m. - Mulberry Creek Community Center (4491 J M Turk Road, Flowery Branch)*
- June 4, 2026 6-8 p.m. - Hall County Government Center (2875 Browns Bridge Road, Gainesville)*
- June 9, 2026 6-8 p.m. - North Hall Community Center (4175 Nopone Road, Gainesville)*

Mr. Gentry also stated that citizens can submit comments online.

Executive Session

Commissioner Cooper/Commissioner Poole — to go into Executive Session at 4:01 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Cooper exited the meeting at 4:03 p.m.

- 42 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 4:58 p.m. — Vote: 4 to 0

Commissioner Cooper — absent

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:58 p.m.

