



**HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING 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
Thursday, October 08, 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, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Approve Agenda

Commissioner Stowe/Commissioner Cooper — approve with an amendment to remove item 11 from the agenda — 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 Kathy Cooper

Chairman Gibbs gave remarks regarding a 22 month old child who passed away this week following an accident. The child's father is a City of Gainesville firefighter. Asked for prayers for the families involved.

Public Comments

The following people addressed the Board:

- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Patrick Padgett, West Chatham Warning Devices, 2208 Gamble Road, Savannah*
- *Mark Redman, 4403 T-Mor Cove, Oakwood*

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

- 3 Approve the proclamation recognizing John Patrick Estelle's retirement after 20 years of service to Hall County, GA.

Commissioner Cooper presented John Patrick Estelle with the Proclamation.

Commissioner Poole/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 recognizing October 2026 as Community Planning Month.

Commissioner Stowe presented Planning & Zoning Director Katie Ahmed, Kaitlyn Elliott, Lynn Taylor and Tricia Hullings with the Proclamation.

Commissioner Cooper/Commissioner Powell — 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.

5 Approve the October 5, 2026 Work Session Minutes.

6 Approve the October 5, 2026 Executive Session Minutes.

7 Approve the September 22, 2026 Voting Meeting Minutes.

8 Approve the September 22, 2026 Executive Session Minutes.

9 Approve the award of RFQ/P #47-012 New Water Lines at River Forks Park and Campground for Parks & Leisure Services to Kytie Backhoe and Construction, LLC of Lula, GA, in the amount of \$649,669.29.

10 Approve the continuation award and any supplemental funding of the FY 2027 Victims of Crime Act (VOCA) Grant for the District Attorney's Office to provide direct support to crime victims in the amount of \$87,310.00, 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.

11 Approve the award of RFQ/P #46-033 Cloud-Based Computer-Aided Dispatch (CAD) System for Central Communications to 10-8 Systems LLC of Mission Viejo, CA, in the amount of \$1,208,000.00.

Removed from agenda during adoption of agenda.

12 Approve the award of IFB #025-47 Lightning Protection Systems at Fire Stations 5, 9 and 16 for Fire Rescue to Atlanta Lightning Protection of Ball Ground, GA, in the amount of \$52,250.00.

13 Approve the award of IFB #024-47 Fire Stations 7, 13 and 14 Remodels for Fire Rescue to Jensen Contracting, LLC of Cleveland, GA, in the amount of \$389,189.00.

14 Approve the employment agreement for the Judicial Accountability Division Director.

15 Approve the renewal of the FY 2027 Annual Financial Budget Agreement with the Board of Regents of the University System of Georgia on behalf of the University of Georgia Cooperative Extension Service. The estimated annual cost is \$158,658.00.

- 16 Approve the annual renewal of Life & Disability Supplemental Health Benefits for Human Resources to Prudential Financial, Inc., of Newark, NJ; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is \$1,540,134.00.
- 17 Approve the annual renewal for medical benefits brokerage services to Turner Wood & Smith Insurance, Inc. of Gainesville, GA. The estimated annual cost is \$216,000.00.
- 18 Approve the service level agreement for GIS Managed Services for Planning & Zoning to ROK Technologies, LLC of Mount Pleasant, SC. The estimated annual cost is \$117,879.00.
- 19 Approve the sole source purchase of one (1) Godwin HL200 portable dewatering pump for Public Works & Utilities to Hydra Service, Inc of Warrior, AL, in the amount of \$174,269.00.
- 20 Approve the ratification of the application, award, and any further supplemental funding for the FY 2027 Georgia Department of Transportation (GDOT) Congestion Mitigation and Air Quality Improvement (CMAQ) grant program for Public Works & Utilities to begin the preliminary engineering phase of the McEver Road at Chamblee Road and McEver Road at Radford Road Intersection Improvement Projects in the estimated amount of \$2,500,000.00, 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% cash match is required.
- 21 Approve the ratification of the application, award, and any further supplemental funding for the FY 2027 Georgia Department of Transportation (GDOT) Congestion Mitigation and Air Quality Improvement (CMAQ) grant program for Public Works & Utilities to begin the preliminary engineering phase of the Gateway Pedestrian Bridge (Mundy Mill Road/SR 53) in the estimated amount of \$1,350,000.00, 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% cash match is required.
- 22 Approve the acceptance of a \$1,580,679.96 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities and sidewalks in Ridgewood Subdivision. Commission District 2.
- 23 Approve the release of a \$503,767.00 Guaranty Performance/Maintenance Agreement and acceptance of streets into Hall County Maintenance in Magnolia Bluff Subdivision. Commission District 1.

Other Business - Sheriff's Office

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

- 24 Approve the award of IFB #019-47 Emergency Lighting & Sirens Supply to Blue Badger Upfitters, LLC of Augusta, GA. The estimated annual cost is \$184,924.00.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Commissioner Powell exited the meeting at 6:27 pm.

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

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

- 25 **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.

Note: Tabled at the July 23, 2026 Voting Meeting until the October 8, 2026 Voting Meeting.

Mr. Anderson introduced items 25 and 26, which were heard together.

Commissioner Poole/Commissioner Cooper — approve removing items 25 and 26 from the table — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — recused

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the items. Public Hearing previously held at the June 26, 2026 Voting Meeting.

Commissioner Cooper/Commissioner Poole — approve with the nine (9)

conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — recused

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan and narrative dated August 4, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 4. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.*
- 5. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.*
- 6. Developer shall install security fencing around the perimeter of the storage lot.*
- 7. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.*
- 8. No dry stack storage is allowed within the Boat/RV storage area.*
- 9. Boat/RV storage slips shall be limited to no more than 500.*

26 **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.

Note: Tabled at the July 23, 2026 Voting Meeting until the October 8, 2026 Voting Meeting.

Items 25 and 26 were heard together. See item 25 for public hearing details.

Commissioner Cooper/Commissioner Poole — approve with the nine (9) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — recused

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan and narrative dated August 4, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
- 4. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.*
- 5. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.*
- 6. Developer shall install security fencing around the perimeter of the storage lot.*
- 7. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.*
- 8. No dry stack storage is allowed within the Boat/RV storage area.*
- 9. Boat/RV storage slips shall be limited to no more than 500.*

Commissioner Powell entered the meeting at 6:33 pm.

27 **102 Near Way | Rezone** | from Office and Institutional (O-I) to Highway Business (H-B) | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned O-I; Tax Parcel 00133 011007 | **Proposed Use: Uses permitted in H-B** | Commission District 4 | **Janeth Ochoa, applicant**

Mr. Anderson introduced items 27 and 28, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 27 and 28:

Favor:

- *Janeth Ochoa, 102 Near Way, Gainesville*

Commissioner Stowe/Commissioner Poole — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. A combination plat shall be submitted for Plat Review and recorded prior to issuance of any building permit or business license.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

28 **102 Near Way | Special Use |** to allow for microblading as classified as a "tattoo parlor" | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned O-I; Tax Parcel 00133 011007 | **Proposed Use: Microblading as classified as a "Tattoo Parlor" in the UDC |** Commission District 4 | **Janeth Ochoa, applicant**

Items 27 and 28 were heard together. See item 27 for public hearing details.

Commissioner Stowe/Commissioner Poole — approve withdrawal of item 28 — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 29 **3004 Candler Road | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on an 8.19± acre tract located on the southwest corner of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Sullins Engineering, LLC, applicant**

Mr. Anderson introduced items 29 and 30, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 29 and 30:

Favor:

- *Wes Robinson, 200 E. E. Butler Parkway, Gainesville*
- *James Deron Shuler, 1451 Sutton Cove Road, Hiawassee*

Opposition:

- *Tony Towe, 3032 Dale Road, Gainesville*
- *Mary Nealis, 3039 Dale Road, Gainesville*
- *William Nealis, 3039 Dale Road, Gainesville*

Commissioner Poole/Commissioner Stowe — deny — Vote: 3 to 2

Commissioner Cooper — nay

Commissioner Powell — nay

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 30 **3004 Candler Road | Special Use** | for a nonresidential subdivision | on an 8.19± acre tract located on the southwest corner of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A | **Proposed Use: 5-lot subdivision** | Commission District 3 | **Sullins Engineering, LLC, applicant**

Items 29 and 30 were heard together. See item 29 for public hearing details.

Commissioner Poole/Commissioner Stowe — deny — Vote: 3 to 2

Commissioner Cooper — nay

Commissioner Powell — nay

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

31 **3710, 3716 & 3728 Jones Drive | Rezone** | from Agricultural Residential (AR-1) to Residential (R-1) | on a 2.672± acre tract located on the west side of Jones Drive approximately 420 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcels 08156 002004B (pt), 08156 002004C, 08156 002004 | **Proposed Use: 3-lot subdivision** | Commission District 1 | **Hudson Land Holdings, LLC, applicant**

Mr. Anderson introduced items 31 and 21, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 31 and 32:

Favor:

- *Jeff Pruitt, 4472 Commerce Drive, Buford*

Commissioner Cooper/Commissioner Poole — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan received June 5, 2026, and as described in the project narrative dated August 5, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

32 **3710, 3716 & 3728 Jones Drive | Special Use** | for a minor subdivision | on a 2.672± acre tract located on the west side of Jones Drive approximately 420 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcels 08156 002004B (pt), 08156 002004C, 08156 002004 | **Proposed Use: 3-lot subdivision** | Commission District 1 | **Hudson Land Holdings, LLC, applicant**

Items 31 and 32 were heard together. See item 31 for public hearing details.

Commissioner Cooper/Commissioner Poole — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan received June 5, 2026, and as described in the project narrative dated August 5, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

33 **1322 Ralston Street | Conditional Use |** to expand a non-conforming use | on a 0.147± acre tract located on the west side of Ralston Street approximately 260 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 | **Proposed Use: Accessory dwelling unit |** Commission District 4 | **Sergio Felix, applicant**

Mr. Anderson introduced items 33 and 34, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 33 and 34:

Favor:

- *Sergio Felix, 5230 Balus Creek Drive, Gainesville*

Commissioner Stowe/Commissioner Poole — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated June 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

34 **1322 Ralston Street | Variance to Section 5.3 |** to reduce the minimum yards | on a 0.147 ± acre tract located on the west side of Ralston Street approximately 260 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 | **Proposed Use: Accessory dwelling unit & to bring an existing single-family residence into compliance |** Commission District 4 | **Sergio Felix, applicant**

Items 33 and 34 were heard together. See item 33 for public hearing details.

Commissioner Stowe/Commissioner Poole — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated June 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

35 **5218 Hopewell Church Road | Special Use** | for a minor subdivision | on an 8.74± acre portion of a tract located on the east side of Hopewell Church Road approximately 275 feet north of its intersection with Madge Lane | Zoned V-C; Tax Parcel 11058 000004 (pt) | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Rebecca Ramsey & Zachary Barrett, applicants**

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

The following people addressed the Board:

Favor:

- Becca Barrett, 7999 Highway 129 N, Cleveland*

Commissioner Poole/Commissioner Stowe — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. The property shall be developed in accordance with the site plan dated August 4, 2026, and narrative dated August 7, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
- 3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

County Administrator

Mr. Gentry addressed the Board and stated the following:

- Encouraged residents to monitor official local weather alerts in preparation for the approaching hurricane. Will continue to provide updates as new information becomes available.*
- Encouraged residents to participate in the upcoming Comprehensive Plan community survey.*

Commission Time

Commissioner Gregg Poole, District 3, reported that he had spoken with a representative from ACCG, who indicated that seven to nine counties are awaiting the appointment of new board members before proceeding with leadership votes. He requested that the Board postpone any decisions until the new members have been seated, noting that this will ensure the incoming board assumes full responsibility for any leadership selections. Chairman David Gibbs concurred with Commissioner Poole's remarks, noting that given the lateness of the year, it would be prudent to wait and that proceeding at this time would not be practical.

Adjourn

Commissioner Poole/Commissioner Stowe — adjourn at 7:31 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.