



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA**

**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

Administration

- 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.

Appointments for Consideration

- 2 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Chairman's Appointment.
- 3 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 3.
- 4 Appointment to the Board of Tax Assessors to serve an unexpired term to December 31, 2029. Commission District 4.

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.

Fire Rescue

- 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.
- 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.

Human Resources

- 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.

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

Planning & Zoning

- 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**
- 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

- 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.
- 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.
- 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.
- 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.

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 (PUBLIC HEARING ITEMS (i.e. ZONINGS, ORDINANCE CHANGES, ETC.) WILL ONLY BE RECEIVED AT THE REGULAR SCHEDULED VOTING MEETINGS IN WHICH THE ITEM IS TO BE HEARD) 2 minutes per speaker/20 minutes maximum

County Administrator

Commission Time

Executive Session

- 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)].

Adjourn

Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.

The Hall County Board of Commissioners is committed to conducting the public's business in an orderly, respectful, and professional manner and welcomes public participation. All attendees are expected to conduct themselves respectfully toward Board members, County staff, speakers, and fellow attendees. Disruptive conduct, including outbursts, shouting, or personal attacks, will not be permitted. Individuals engaging in disruptive behavior may receive a warning from the Chairman, and continued disruption may result in recess or adjournment of the meeting by the Board to allow for the orderly conduct of County business.