



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, January 05, 2026 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

Also present were County Administrator Zach Propes, Assistant County Administrators Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, and County Attorney Justin Lawhon

Commissioner Powell was absent.

Appointments for Consideration

Ms. Rivera addressed the Board.

- 1 Approve the appointment of Commissioner Kathy Cooper to serve as the 2026 Board of Commissioners Vice-Chairman.

Consent

Central Services

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

- 2 Approve the award of IFB #030-46 Replace Patio Deck Roof at Hall County Government Center for Central Services to CGS, LLC of Norcross, GA, in the amount of \$73,329.21.

Consent

Financial Services

Elizabeth White, Assistant Director of Financial Services, addressed the Board.

- 3 Approval and authorization for the Chairman to execute a Memorandum of Agreement (MOA) with Habitat for Humanity of Hall County, Inc. for the purpose of applying for and administering project development activities related to a potential Community Development Block Grant application (CDBG) through the Georgia Department of Community Affairs (DCA) for the Renew Together Home Rehab Program, subject to review and approval by the County Attorney.

Consent

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 4 Approve the declaration of surplus vehicles and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable, subject to review and approval by the County Attorney.

Consent

Human Resources

Dr. LisaRae Jones, Director of Human Resources, addressed the Board.

- 5 Approve the updates to the FY 2026 Memorandum of Understanding with the University of Georgia (UGA) Extension for Cooperative Extension Services and Personnel; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is \$154,300.00.

Consent

Planning & Zoning

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

- 6 Approve the annual contract renewal for Accela Records/Permit Management Software subscription and license agreements for various County departments to Accela, Inc. of San Ramon, CA, in the amount of \$428,163.51.

Consent

- 7 **2632 Sardis Road | Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Duncel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

- 8 **2632 Sardis Road | Special Use** | for outdoor storage, major in Mixed Use (M-U) & Gateway Corridor Overlay District (GCOD) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & SS; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Duncel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.
- 9 **2632 Sardis Road | Variance to Section 5.4.2** | from Mixed Use (M-U) standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Duncel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.
- 10 **2632 Sardis Road | Variance to Section 6.2** | from Gateway Corridor Overlay District (GCOD) standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Duncel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.
- 11 **221 Highland Terrace | Variance to Section 5.5** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Generacion De Fe, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.
- 12 **221 Highland Terrace | Variance to Section 8.1** | to reduce the required parking | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | **Proposed Use: Place of worship** | Commission District 4 | **Generacion De Fe, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.
- 13 **2701 Browns Bridge Road | Variance to Section 6.2** | to reduce the required buffer | on a 0.47± acre tract located on the south side of Browns Bridge Road at its intersection with Cherry Lane | Zoned H-B; Tax Parcel 08015 005022 | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Nick Pesola, applicant**
- 14 **2701 Browns Bridge Road | Variance to Section 5.3** | to reduce the minimum yards | on a 0.47± acre tract located on the south side of Browns Bridge Road at its intersection with Cherry Lane | Zoned H-B; Tax Parcel 08015 005022 | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Nick Pesola, applicant**

- 15 **2017 Athens Highway | Rezone** | from Agricultural Residential (AR-1), Residential 1 (R-1) and Highway Business (H-B) to Highway Business (H-B) | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1, R-1 & H-B; Tax Parcel 15032E002012A (pt) | **Proposed Use: Outdoor storage, major** | Commission District 4 | **Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**
- 16 **2017 Athens Highway | Special Use** | for outdoor storage, major in GCOD & Highway Business (H-B) district | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1, R-1 & H-B; Tax Parcel 15032E002012A (pt) | **Proposed Use: Outdoor storage, major** | Commission District 4 | **Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**
- 17 **2017 Athens Highway | Variance to Section 6.2** | to reduce the required buffer | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1, R-1 & H-B; Tax Parcel 15032E002012A (pt) | **Proposed Use: Outdoor storage, major** | Commission District 4 | **Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**
- 18 **0 & 3180 Haynes Drive | Amend Conditions** | on a 0.575± acre portion of a tract located on the north side of Haynes Drive approximately 122 feet from its intersection with Thompson Bridge Road | Zoned R-MF; Tax Parcel "The Cedars CA" (portion of common area) and 10113 000049 | **Proposed use: Detached single-family residence** | Commission District 2 | **William Henry Slack, IV, applicant**
- 19 **4415 Shellie Lane | Variance to Section 4.3** | to reduce minimum yards | on a 0.53± acre tract located on the northwest side of Shellie Lane approximately 415 feet from its intersection with Virginia Street | Zoned R-1; Tax Parcel 08056 003076 | **Proposed use: Carport** | Commission District 2 | **Russell McMurry, applicant**
- 20 **3580 Poplar Springs Road | Variance to Section 8.6.11** | to allow multiple entrance signs | on a 84.25± acre tract located southwest of Poplar Springs Road at its intersection with Poplar Springs Church Road | Zoned PRD; Tax Parcel 15036A000001 | **Proposed use: Multiple entrance signs** | Commission District 1 | **Clayton Properties Group Inc., applicant**
- 21 **7 Quarry Street | Variance to Section 8.6** | Sign Standards | on a 1.14± acre tract located on the east side of Quarry Street at its intersection with Jesse Jewell Pkwy | Zoned R-1; Tax Parcel 00063 003001 | **Proposed Use: New freestanding sign** | Commission District 4 | **Jennifer Wolfe, applicant**

Public Defender

Mark Alexander, Public Defender, addressed the Board.

- 22 Approve the 2026 Intergovernmental Agreement (IGA) between Hall and Dawson Counties which facilitates sharing the cost of two positions 50/50.

Consent

Public Works and Utilities

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

- 23 Approve the award of RFQ #46-020 Navajo Circle (CR1203) Life/Safety Grade Separation Planning Study and Concept Development for Public Works & Utilities to Volkert, Inc. of Atlanta, GA, in the amount of \$398,546.28.

Consent

- 24 Approve Change Order #1 to Contract #42-024 Spout Springs Road Right of Way (ROW) Acquisition Phase II for additional parcel acquisition, early acquisition requests, program management services, legal services, and property management services to Croy Engineering of Marietta, GA, in the amount of \$587,801.85.

Consent

- 25 Approve the release of a \$980,202.00 Guaranty Performance/Maintenance Agreement for Sewer in Union Heights Subdivision. Commission District 1.

Consent

- 26 Approve the acceptance of a \$794,470.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Magnolia Station Phase 3 Subdivision. Commission District 3.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Apologized for the technical difficulties experienced during the meeting.*
- *Hall County Offices will be closed on Monday, January 19, 2026 in observance of the Martin Luther King, Jr. Day holiday.*
- *A Board of Commissioners Work Session will be held on Tuesday, January 20, 2026 at 6:00 p.m.*

Public Comments

The following people addressed the Board:

- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*

Commission Time

Commissioner Gregg Poole, District 3, issued an apology regarding the lack of livestreaming of the Planning Commission suspension proceedings held in December 2025, which was an act of non-transparency. Stated that he would be taking action to make sure that situation never happens again. Asked that there be a review of rescinding votes that may have been placed and voted on due to illegal meetings. Stated that if they were illegal, the Board should rescind those votes and send them back through so that the conditions and staff recommendations were not perverted and changed. Commissioner Poole also stated that he desires the investigation to continue into which people knew about the meetings with Planning Commission members that were held violating the Open Meetings Act.

Chairman David Gibbs stated that he agreed with Commissioner Poole. Stated that he has never set anyone up and that he has nothing to hide. Chairman Gibbs expressed that he is here to serve the people of the County.

Executive Session

Commissioner Cooper/Commissioner Stowe — to go into Executive Session at 3:44 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole exited the meeting during Executive Session at 4:09 p.m.

- 27 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 Stowe/Commissioner Cooper — to adjourn the Executive Session at 4:56 p.m. — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:56 p.m.