



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING 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](http://www.hallcounty.org)  
Thursday, January 08, 2026 - 06:00 PM**

**Call to Order**

**Approve Agenda**

**Invocation**

- 1 Commissioner Gregg Poole

**Pledge**

- 2 Commissioner Kathy Cooper

**Public Comments - Agenda Items Only (2 minutes/20 minutes maximum)**

**Proclamation/s**

- 3 Approve the proclamation recognizing Johanna Rose Jones's retirement after 39 years of service to Hall County, Georgia.
- 4 Approve the proclamation recognizing Robert Stephen Watson Jr.'s retirement after 21 years of service to Hall County, Georgia.

**Consent Agenda**

- 5 Approve the January 5, 2026 Work Session minutes.
- 6 Approve the January 5, 2026 Executive Session minutes.
- 7 Approve the December 11, 2025 Voting Meeting minutes.
- 8 Approve the appointment of Commissioner Kathy Cooper to serve as the 2026 Board of Commissioners Vice-Chairman.
- 9 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.

- 10 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.
- 11 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.
- 12 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.
- 13 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.
- 14 Approve the 2026 Intergovernmental Agreement (IGA) between Hall and Dawson Counties which facilitates sharing the cost of two positions 50/50.
- 15 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.
- 16 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.
- 17 Approve the release of a \$980,202.00 Guaranty Performance/Maintenance Agreement for Sewer in Union Heights Subdivision. Commission District 1.
- 18 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.

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

- 19 **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 Dunckel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

- 20     **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.
- 21     **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.
- 22     **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.
- 23     **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.
- 24     **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.
- 25     **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**
- 26     **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**

- 27     **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**
- 28     **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**
- 29     **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**
- 30     **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**
- 31     **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**
- 32     **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**
- 33     **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**

#### **Other Business - County Attorney**

- 34     Approval of a Resolution Adopting the Findings of Fact, Conclusions of Law, and Recommendation of the Administrative Hearing Officer for Removal for Cause of Hall County Planning Commission Members Chris Braswell, Stan Hunt, and Frank Sosebee; and For Other Related Matters.

#### **County Administrator**

## **Commission Time**

35 Approve the rescission of the Board of Commissioners December 11, 2025 approval regarding the zoning applications for:

- **4745 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) | on a 10.57± acre portion of a tract located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007 000254(pt) | **Proposed Use: Industrial uses** | Commission District 3 | **BCBTR, LLC, applicant**
- **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road at its intersection with Noah Martin Drive | Zoned AR-1; Tax Parcels 15007 000254(pt), 15019 000114 & 000043 | **Proposed Use: 323-unit residential development** | Commission District 3 | **BCBTR, LLC, applicant**

## **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.*