



Hall County Government
COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

TO: Reviewing Departments

FROM: Vamsee Polamarasetty, Planner

DATE: December 4, 2025

SUBJECT:

(A) 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

(B) 2017 Athens Highway | Special use | for outdoor storage, major in GCOD & H-B district | 5.49± 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

(C) 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

Dear Reviewing Department,

Please be advised that Item #6 – 2017 Athens Highway, scheduled for the January 8, 2026 Board of Commissioners meeting, includes an additional component: Part C, a variance request related to the required buffer.

- No changes have been made to the overall site plan or the original request.
- Staff identified the need for this variance during review and is providing the submitted variance application and statement of hardship for your reference.
- The variance request (Part C) seeks to reduce the required 25-foot buffer to 0 feet along the eastern property line of the flagpole portion of the lot.

This request is in addition to the following:

- Part A: Rezoning from AR-1, R-1, and H-B to H-B
- Part B: Special use request to allow outdoor storage (major) within the GCOD

Please refer to the attached updated tentative packet for full details.

Note: The variance request applies only to the buffer requirement. No other variances have been requested at this time.

Kindly update your comments accordingly, if applicable. Let us know if you have any questions or need further clarification.

Thank you,

Vamsee Polamarasetty

Planner

CC: Katie G. Ahmed, Planning & Zoning Administrator



Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Fri 12/5/2025 10:52 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 8, 2026 Hall County Board of Commissioners meeting.

- (A) 2017 Athens Highway | Rezone | from Agricultural Residential (AR-1) and Residential 1 (R-1) 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; Tax Parcel 15032E002012A (pt) | Proposed Use: Outdoor storage, major | Commission District 4 | Kevin Herbert c/o Fast Lube Solutions, LLC, applicant

The Hall County Fire Marshal's Office has no comments as proposed

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The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org



Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Tue 12/2/2025 4:41 PM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 8, 2026 Hall County Board of Commissioners meeting.

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