



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



Updated Tentative Packet for comments

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

Date Fri 12/5/2025 1:01 PM

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

From: Brent Cook (Engineering) <becook@hallcounty.org>

Sent: Friday, December 5, 2025 12:54 PM

To: Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Cc: Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; Jason Skarda (Engineering) <jskarda@hallcounty.org>

Subject: RE: Updated Tentative Packet for comments

Engineering comments will not change.

Brent E. Cook, PE, PTOE, RSP1
County Engineer
Hall County Community Development and Infrastructure
(770) 531-6800 | www.hallcounty.org



From: Wanda Sutton (Engineering) <wsutton@hallcounty.org>

Sent: Friday, December 5, 2025 8:54 AM

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

Cc: Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>

Subject: RE: Updated Tentative Packet for comments

Importance: High

Per our conversation, since the sight plan did not change, Engineering's comments will not change. I will let Jorge, Jason and Brent make the final decision.

Wanda Sutton
Administrative Coordinator
Hall County Community Development and Infrastructure
770.533.7847 | www.hallcounty.org



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Thursday, December 4, 2025

Subject: January 8, 2025 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 8, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [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](#)

- a. **Engineering:** No Comment
- b. **Traffic:** All signs must be out of clear zone and not impact/reduce the required intersection sight distance.
- c. **Utilities:** Oakwood Service Area, no sewer in vicinity.

2. [7 Quarry Street | Variance to Section 8.6 | Sign standards | on a 1.14± acre tract located on the northeast side of Quarry Street at its intersection with Jesse Jewell Pkwy | Zoned R-1; Tax Parcel 00063 003001 | Proposed Use: New entrance sign | Commission District 4 | Jennifer Wolfe, applicant](#)

- a. **Engineering:** No Comment
- b. **Traffic:** All signs must be out of clear zone and not impact/reduce the required intersection sight distance.
- c. **Utilities:** Gainesville Sewer Service Area.

3. [\(A\)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](#)

- a. **Engineering:** No Comment
- b. **Traffic:** No Comment
- c. **Utilities:** Gainesville Sewer Service Area. Sewer Infrastructure is available on the North side of Browns Bridge Road.

(B) 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

- a. **Engineering:** No Comment
- b. **Traffic:** No Comment
- c. **Utilities:** Gainesville Sewer Service Area. Sewer Infrastructure is located on the North side of Browns Bridge.

4. (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

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wretched vegetation, not centerline of stream.
- b. **Traffic:** Verify if Georgia DOT encroachment permit may be required.
- c. **Utilities:** Gainesville Sewer Service Area. Sewer Infrastructure is located on the South side of Athens Highway.

(B) 2017 Athens Highway | Special use | 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

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wretched vegetation, not centerline of stream.
- b. **Traffic:** Verify if Georgia DOT encroachment permit may be required.
- c. **Utilities:** Gainesville Sewer Service Area. Sewer Infrastructure is located on the South side of Athens Highway.

5. 4415 Shellie Lane | Variance to section 4.3 | to reduce minimum yards | on a .54± acre tract located on the west side of Shellie Lane approximately 845 feet from its intersection with Ben Hill Drive | Zoned R-1; Tax parcel 08056 003076 | Proposed use: New carport | Commission District 2 | Russell McMurry, applicant

- a. **Engineering:** No Comment
- b. **Traffic:** No Comment
- c. **Utilities:** Gainesville-Oakwood Sewer Service Area. No infrastructure in vicinity.

6. 3180 Haynes Drive | Conditional Use | amend conditions of zoning | on a 0.57± acre tract located on the north side of Haynes Drive approximately 485 feet from its intersection with Thompson Bridge Road | Zoned R-MF(c); Tax Parcel 10113 000049 | Proposed use: Detached single-family unit | Commission District 2 | William Henry Slack, IV, applicant

- a. **Engineering:** No Comment
- b. **Traffic:** No Comment
- c. **Utilities:** Gainesville Sewer Service Area, no infrastructure in vicinity.