



# Hall County Government

## COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

**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

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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



Outlook

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## Updated Tentative Packet for comments

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

**Date** Fri 12/5/2025 9:57 AM

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

**From:** Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

**Sent:** Friday, December 5, 2025 9:50 AM

**To:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

**Cc:** Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

**Subject:** RE: Updated Tentative Packet for comments

Item 4A/B/C, 2017 Athens Hwy, Herbert: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road

Mailing: PO Box 5901

Gainesville, GA 30504

(770) 531-3973 (phone)

[emcgahee@hallcounty.org](mailto:emcgahee@hallcounty.org)

<http://dph.georgia.gov/environmental-health> (State Website)

<http://www.phdistrict2.org/HallCounty.htm> (District Website)

<https://www.hallcounty.org/192/Environmental-Health> (County Website & Forms)

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

**Sent:** Friday, December 5, 2025 8:34 AM

**To:** Barry Shaw (Marshals) <bshaw@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Jason Dykes <jdykes@dot.ga.gov>; Jason Skarda

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## HCBC Tentative Planning Agenda 1.8.26

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**From** Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

**Date** Mon 12/1/2025 2:53 PM

**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

**Cc** Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

Item 1, 3580 Poplar Springs Church Rd, Clayton Properties: No comment. Public sewer.

Item 2, 7 Quarry Street, Wolfe: No comment. Public sewer.

Item 3A/B, 2701 Browns Bridge Road, Pesola: The existing septic system is sized for an office with a maximum of 10 employees.

Item 4A/B, 2017 Athens Hwy, Herbert: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4415 Shellie Lane, McMurry: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 6, 3180 Haynes Drive, Slack: Parcel is considered a lot of record by Environmental Health. The septic serving the structure is approved for a maximum of 3 bdrms.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road

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<http://dph.georgia.gov/environmental-health> (State Website)

<http://www.phdistrict2.org/HallCounty.htm> (District Website)

<https://www.hallcounty.org/192/Environmental-Health> (County Website & Forms)