



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

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

RE: Updated Tentative Packet for comments

From Hash, Christopher M <CHash@dot.ga.gov>**Date** Fri 12/5/2025 9:51 AM**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

I don't have any additional comments, they will still need an encroachment permit for improvements to the existing access through our office.

Thanks,

Christopher Hash, P.E.

D1 Traffic Operations Supervisor



A1, A4 Access and Operations

1475 Jesse Jewell Pkwy

Suite 100

Gainesville, GA, 30501

470.201.8029 cell

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>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (Public Works - Sewer) <kmartinez@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Development Services) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property)

Tentative Planning Agenda for the January 8, 2026 Hall County Board of Commissioners meeting

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

Date Wed 12/3/2025 10:52 AM

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

From: Hash, Christopher M <CHash@dot.ga.gov>

Sent: Wednesday, December 3, 2025 10:51 AM

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

Subject: RE: Tentative Planning Agenda for the January 8, 2026 Hall County Board of Commissioners meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below responses in red.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor



A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

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

Sent: Tuesday, November 25, 2025 1:24 PM

Subject: Tentative Planning Agenda for the January 8, 2026 Hall County Board of Commissioners meeting

Good afternoon,

Please see below for the Tentative Planning Agenda and Maps for the **January 8, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 3, 2025**. Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- [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](#)

This one is approved under permit A-139-0116959-1.

- [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](#)

Since their sign fronts the state route it can not overhang or encroach onto state R/W. Also there should not be any flashing messages that may cause a distraction to drivers.

- [\(A\) 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](#)

[\(B\) 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](#)

This may need coordination with our office depending on the use of the property.

- [\(A\) 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](#)

[\(B\) 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](#)

Encroachment permit will be needed. Minor improvements to the access to SR 11 will be needed such as signage and striping.

- [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](#)

No impacts to state route expected. No coordination is needed.

- [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**
No impacts to state route expected. No coordination is needed.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org



Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.