



**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

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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.