



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.