
3580 Poplar Springs Rd

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

Date Thu 12/4/2025 3:18 PM

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

From: Jason Skarda (Engineering) <jskarda@hallcounty.org>

Sent: Thursday, December 4, 2025 3:10 PM

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

Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>

Subject: RE: 3580 Poplar Springs Rd

Kaitlyn,

If this is only a request for a variance to allow multiple signs, then Engineering has no comments. My guess is that someone may have mixed up the paper work for the case and the comment was mistakenly added to the first batch.

Thanks,

Jason E. Skarda, PLS

Assistant Director of Public Works and Utilities

Hall County Community Development and Infrastructure

(770) 531-6800 | www.hallcounty.org



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

Sent: Thursday, December 4, 2025 8:42 AM

To: Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Jason Skarda (Engineering) <jskarda@hallcounty.org>

Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>

Subject: 3580 Poplar Springs Rd

Good Morning,

I noticed that the Engineering comments for 3580 Poplar Springs Road differ between the memos dated September 5, 2025, and December 4, 2025. I wanted to reach out to confirm which version reflects the most current and accurate comments.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org





Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

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.



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

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

Date: September 5, 2025

Subject: October 6, 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 October 6, 2025, meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [6382 Lakeview Drive | Variance to section 4.1 | to reduce the minimum yards | on a 0.23± acre tract located on the west side of Lakeview Drive approximately 540 feet from the Gwinnet County line | Zoned V-C; Tax Parcel 07360A000014 | Proposed use: Single-family residence | *](#)
[Commission District 2 | Tyler Young, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer area. No infrastructure in area.

2. [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:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show FEMA and Hall County studied Flood plains that are present on site.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- b. **Traffic:** Signs shall be located as to not restrict intersection sight distance
- c. **Utilities:** Oakwood service area

3. **3900 Wahoo Falls Trace | Variance to Table 6.1.1 | to reduce the minimum yards | on 17.91± acre tract located east of Wahoo Falls Trace approximately 735 feet from its intersection with Price Road | Zoned PRD; Tax Parcel 10100 000156A | Proposed use: Amenity building | * Commission District 2 | Kristal Riggins-PEC+, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville sewer service area. Infrastructure is on Wahoo Falls Trace

4. **5424 Mulberry Preserve Drive | Special Use | On a 0.59± acre tract located on the northeast side of Mulberry Preserve Drive approximately 538 feet from its intersection with Elizabeth Lane | Zoned R-1; Tax Parcel 15043F000130 | Proposed Use: Group home | ** Commission District 1 | Karen Woodroffe, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer area. No infrastructure in vicinity

5. **(A) 4404, 4372 & 4398 Tanners Mill Road | Rezone | from Agricultural Residential (AR-1) to Residential Mixed (R-X) | on a 25.2± acre tract located north of Tanners Mill Road approximately 480 feet from its intersection with Winder Highway | Zoned AR-1; Tax parcels 15038 000033; 000036B & 000168 | Proposed Use: 117-unit residential development | ** Commission District 1 | Bassett Signature Homes, LLC, applicant**

(B) 4404, 4372 & 4398 Tanners Mill Road | Variance to section 10.70.010 | to allow on street parking | on a 25.2± acre tract located north of Tanners Mill Road approximately 480 feet from its intersection with Winder Highway | Zoned AR-1; Tax parcels 15038 000033; 000036B & 000168 | Proposed Use: On street parking | ** Commission District 1 | Bassett Signature Homes, LLC, applicant

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- b. **Traffic:** G-DOT access permit required.
Recommend all roads associated with development be private
- c. **Utilities:** Hall County sewer service area. A Sanitary force main is available for connection on the south side of Winder HWY