



# Hall County Government

PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION

## MEMORANDUM

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

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SRIKANTH YAMALA  
Director

BILL NASH, P.E.  
Assistant Director

FRANKLIN P. MILLER, P.E.  
County Engineer

**To:** Randi Doveton, Director of Planning and Development  
**From:** Srikanth Yamala, Director of Public Works and Utilities  
**Date:** February 2, 2023  
**Subject:** February 20, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 20, 2023 meeting. Upon review, we provide the following comments.

### OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions | of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | Proposed use: car condos, storage, commercial uses, and retail | \\*\\* Commission District 1 | The Dell Group, LLC, applicant.](#)
  - a) **Engineering:** The 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 buffers and impervious setback from wretched vegetation not centerline of stream.
  - b) **Traffic:** No Comment
  - c) **Utilities:** No sewer in the area of project; septic proposed requires Health Department Approval.
  
2. [Section 17.180 | Text Amendment | Proposed amendment to Section 17.180. A copy of the proposed amendment is available from the Hall County Planning office | \\*\\* All Commission Districts | Hall County Planning, applicant.](#)
  - a) **Engineering:** No Comment
  - b) **Traffic:** No Comment
  - c) **Utilities:** No Comment



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## **NEW BUSINESS**

3. **4425 & 4465 Peckerwood Road | Rezone | from Residential-I-Low-Density (R-I-L) & Agricultural-Residential-IV (AR-IV) to Agricultural-Residential-IV (AR-IV) on a 127.81± acre tract located on the east side of Peckerwood Road at approximately 2,414 feet from its intersection with Gillsville Highway | Zoned R-I-L & AR-IV; Tax Parcel 15003 000009 & 000108 | Proposed use: Single Family Dwelling with Caretaker Residences | \*\* Commission District 3 | Walter R. Hope/Total Construction, applicants.**
  - a) **Engineering:** Erosion Control measures will need to be installed. Any agricultural building will need a permit from EPD.
  - b) **Traffic:** No Comment
  - c) **Utilities:** No Comment