



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR  
Srikanth Yamala

PLANNING AND DEVELOPMENT  
DIRECTOR  
Randi Doveton

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Randi Doveton, Director of Planning and Development

**Date:** March 20, 2023

**Subject:** **1670 Friendship Road, 5608 & 0 Thompsons Mill Road | Amend conditions | of a Planed Commercial Development (PCD) on a 5.43± acre tract | Proposed use: master sign plan | Highlands Residential, LLC, applicant.**

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The request before you is the request of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on 5.43± acres to allow a master sign plan. This item is located within Commission District 1.

At their March 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with **six (6) conditions (5-0)**.

There was **one (1) written comment in opposition** submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

#### **Planning Commission Approval Conditions:**

1. Both wall signs submitted as part of this request shall meet the materials, dimensions, and placement as represented on the renderings (dated November 28, 2022) and narrative (dated January 23, 2023) as submitted.
2. Wall panel signs shall be subject to final review and approval by Building Inspections and the Fire Department.
3. Future signs requested for this property shall comply with underlying base Sign Code Requirements listed in [Chapter 17.270.-Sign Standards](#) and supplemental sign standards of the Gateway Overlay Requirements as outlined in [Section 17.420.060.-Signs](#).
4. Monument signs shall not be constructed on sanitary sewer, drainage or utility easements.

5. All conditions of approval shall be recorded on any subsequent plats of this property.