



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 14, 2023
Subject: March 6, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 6, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [1000 Treesort View | Amend conditions | of a Planned Residential Development \(PRD\) on a 25.58± acre tract located on the north side of Price Road approximately 884 feet from its intersection with Thompson Bridge Road | Zoned PRD & PCD; Tax Parcel 10100 000158 | Proposed use: master sign plan | ** Commission District 2 | Steve P. McKibbon, Jr., applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** Proposed signage shall not obstruct or contradict approved traffic control signage.
 - c) **Utilities:** Monument signs shall not be constructed on sanitary sewer or utility easement.

2. [1670 Friendship Road, 5608 & 0 Thompsons Mill Road | Amend conditions | of a Planed Commercial Development \(PCD\) on a 5.43± acre tract located on the north side of Thompsons Mill Road at its intersection with Chateau Point | Zoned PCD; Tax Parcels 15041 000056, 000013, & 000191 | Proposed use: master sign plan | ** Commission District 1 | Highlands Residential, LLC, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** Proposed signage shall not obstruct or contradict approved traffic control signage
 - c) **Utilities:** signs shall not be constricted on sanitary sewer or utilities easements

3. [2014 Edmonds Drive | Rezone | from Agricultural-Residential-III \(AR-III\) to Residential-I \(R-I\) on a 2.62± acre tract located on the south side of Edmonds Drive at its terminus | Zoned AR-III; Tax Parcel 09124 000027C | Proposed use: 3-lot subdivision | ** Commission District 3 | Uriel Rebollar Solorzano, applicant.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



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4. [2014 Edmonds Drive | Use Subject to County Commission Approval | on a 2.62± acre tract located on the south side of Edmonds Drive at its terminus | Zoned AR-III; Tax Parcel 09124 000027C | Proposed use: 3-lot subdivision | ** Commission District 3 | Uriel Rebollar Solorzano, applicant.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments

5. [4916 Cleveland Highway | Rezone | from Office & Institutional \(O-I\) to Planned Commercial Development \(PCD\) on a 7.00 ± acre tract located on the east side of Cleveland Highway at its intersection with Gilstrap Circle | Zoned O-I; Tax Parcel 12029 000011B | Proposed use: self-storage facility | ** Commission District 3 | John S. Hemphill, 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.
 - b) **Traffic:** GDOT permit will be required for driveway connection to Cleveland Highway
 - c) **Utilities:** No sewer service overflow in the area, septic system will need to be designed and permitted

6. [Title 17 of the Official Code of Hall County | Text Amendment | Proposed amendments to Sections 17.20.1110, 17.20.1130, 17.20.1140, 17.240.130.A, deleting Appendix B, and inserting a new section 17.240, a copy of the proposed amendments are available from the Hall County Planning office | ** All Commission Districts | Hall County Planning, applicant.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments