
Tentative Packet for 1731 Friendship Road

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 8/5/2025 2:31 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie L. Greenway (Planning) <klgreenway@hallcounty.org>

From: Stevens, Henry K <HStevens@dot.ga.gov>
Sent: Tuesday, August 5, 2025 2:28 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: RE: Tentative Packet for 1731 Friendship Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No problem!

We're going to require some form of coordination from this development. Ideally if you could send them our way for a concept review that would save some time, but regardless they'll have to apply for an access permit from our office.

Hope this helps!

Thanks,

Henry Stevens, E.I.T.

GDOT Civil Engineer 3



District 1 Traffic Operations- Gainesville
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.663.1807 cell



Tentative Packet for 1731 Friendship Road

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

Date Fri 8/8/2025 10:57 AM

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

 1 attachment (471 KB)

1731 Friendship Rd RZN VAR.pdf;

From: Hash, Christopher M <CHash@dot.ga.gov>

Sent: Friday, August 8, 2025 8:09 AM

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

Cc: Peevy, Jonathan <jpeevy@dot.ga.gov>

Subject: RE: Tentative Packet for 1731 Friendship Road

You don't often get email from chash@dot.ga.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

I've attached some comments from our office.

Please let me know if you have any questions.

Christopher Hash, P.E.

D1 Traffic Operations Supervisor



A1, A4 Access and Operations

1475 Jesse Jewell Pkwy

Suite 100

Gainesville, GA, 30501

470.201.8029 cell

Date: 8-8-25

Concept reviewed in general.
This review does not relieve the
applicant of any responsibility for
conformity with the Driveway and
Encroachment Manual and DOT
Standards and Details.

GDOT
Georgia Department of Transportation
District 1 Traffic Operations
By: CH

- GENERAL NOTES:
1. TOTAL ACREAGE OF SITE = 10.07 AC.
 2. CURRENT ZONING: AR-I
PROPOSED ZONING: H-B
 3. OPEN SPACE = 45%
 4. SETBACKS:
FRONT - 30' FRIENDSHIP ROAD
SIDE - 20'
REAR - 15'
 5. 25' TRANSITIONAL BUFFER ALONG RESIDENTIAL PROPERTIES.

PARKING

OFFICE BLDG A (11,250)

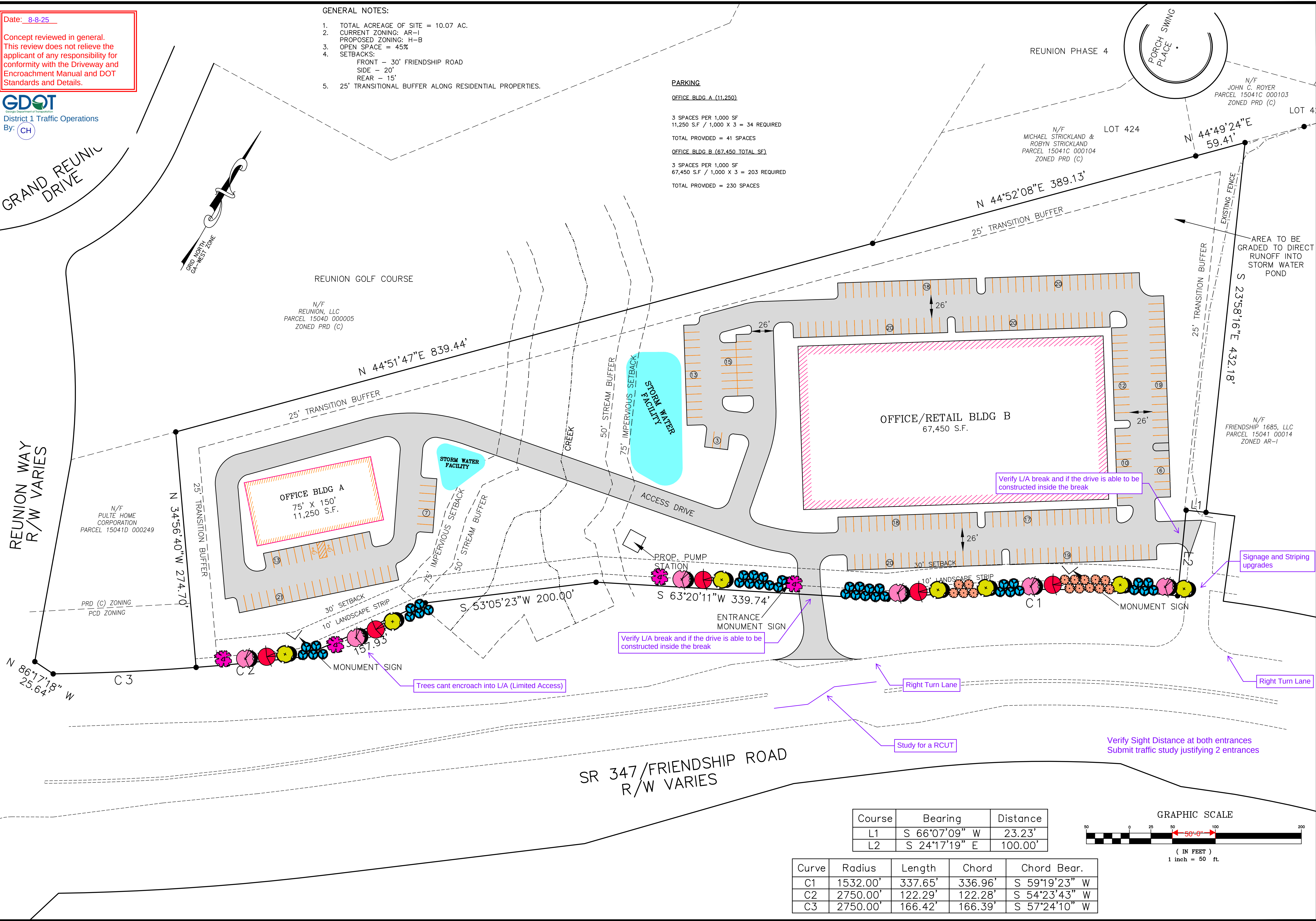
3 SPACES PER 1,000 SF
11,250 S.F. / 1,000 X 3 = 34 REQUIRED

TOTAL PROVIDED = 41 SPACES

OFFICE BLDG B (67,450 TOTAL SF)

3 SPACES PER 1,000 SF
67,450 S.F. / 1,000 X 3 = 203 REQUIRED

TOTAL PROVIDED = 230 SPACES



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Seal

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P.O. BOX 634
GAINESVILLE, GA 30603

Project Description
FRIENDSHIP LUXE
DEVELOPMENT
HALL COUNTY, GEORGIA

DATE 7-28-25
JOB NO. 23-14
Sheet Title
REZONING
PLAN

Revisions
SHEET
1