



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (04/10/23)

REPORT TO: Voting Meeting (04/13/23)

ITEM NO: 152/2023

SUBJECT: **1670 Friendship Road, 5608 & 0 Thompsons Mill Road | Amend conditions** | of a Planned 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.**

Meetings:

Work Session Date: 04/10/23

Voting Meeting Date: 04/13/23

Executive Summary:

Presenter: RD

Recommendation:
Approval, with conditions:

1. This letter is for the master sign package for the Chateau Senior Living Apartment complex.
2. Both wall signs submitted as part of this request shall meet the materials, dimensions, and placement as represented on the renderings (dated 11-28-2022) and narrative (dated 1-23-23) as submitted.
3. The wall panel signs are subject to final review and approval by Building Inspections and the Fire Department.
4. 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](#).
5. A legible copy of this letter shall be scanned onto all future recorded plats.
6. Monument signs shall not be constructed on sanitary sewer, drainage or utility easements.

Purpose of Request:

History:

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.**

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan with Renderings
- Maps
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments (2)
- Notice Signs