



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning and Development

Date: March 20, 2023

Subject: **1000 Treesort View | Amend conditions** | of a Planned Residential Development (PRD) on a 25.58± acre tract | **Proposed use: master sign plan | Steve P. McKibbon, Jr., applicant.**

The request before you is the request of Steve P. McKibbon, Jr. to amend conditions of a Planned Residential Development (PRD) on 25.58± acres to allow a master sign plan. This item is located within Commission District 2.

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

There were **no written comments** 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. The Master Sign Package for the Treesort Apartment Complex shall be approved.
2. All signs submitted as part of the Master Sign Package are approved. Their quantity, materials, dimensions, and placement shall be as represented on the renderings, summary table, and site plans filed on January 12, 2023.
3. Monument signs shall not be constructed on sanitary sewer, drainage or utility easements.
4. In the case of a conflict between the text of the summary table and the rendering of a sign, the rendering governs.
5. Signs not explicitly requested as part of this Master Sign Package shall comply only with the underlying base Sign Code Requirements listed in Chapter 17.270. Sign Standards.
6. All conditions of approval shall be recorded on any subsequent plats of this property.