



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 & Development

Date: September 25, 2023

Subject: **0 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel | **Proposed Use: mixed use development | William Schmid, Rochester/DCCM, applicant.**

The request before you is the request of William Schmid, Rochester/DCCM to rezone from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) to allow mixed use development. This parcel will contain the detention facility for the development at 5800 Thompsons Mill Road, which is also on this agenda. This item is located within Commission District 1.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with nine (9) conditions (4-0).**

There were four (4) **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. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards, as modified herein.

2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
4. Prior to issuance of any permits, a traffic impact study shall be completed by an independent party that includes an assessment of existing conditions and projected impacts on transportation due to the development of this property for external roads. This report shall be generated at the expense of the applicant/developer. The Traffic Impact Study shall be submitted to GDOT and the Hall County Traffic Engineer for review and approval prior to the issuance of any permits for the property. The study shall identify improvements necessary to alleviate those impacts related to the project which exceed capacity of existing and planned improvements and a recommended timeframe for implementation of the improvements. A Signal Warrant Analysis for existing and projected conditions shall be included.
5. Prior to issuance of a building permit for individual parcels, the owner/developer shall submit a landscape plan to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
6. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
7. Prior to issuance of a building permit, the owner/developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Submitted materials referenced in Condition #1 are incorporated and approved by reference.
9. All conditions of zoning shall be made a part of any plats created for the development.