



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR  
Srikanth Yamala

PLANNING AND DEVELOPMENT  
DIRECTOR  
Randi Doveton

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Randi Doveton, Director of Planning & Development

**Date:** November 27, 2023

**Subject:** **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD | on a total of 39.56± acres | Proposed use: master sign plan | Todd Mathes, applicant.**

---

The request before you is the request of Todd Mathes to Amend Conditions of Planned Commercial Development (PCD) to allow a master sign plan. This item is located within Commission District 2.

At their November 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with two (2) conditions **(5-0)**.

There were **no 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 Conditions:**

1. The amended master sign plan is approved, as presented in the application documents, and shall be subject to the conditions of zoning approved by the Hall County Commission on December 9, 2021:
  - a. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.
  - b. The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project narrative or Master Sign Development Plan shall be governed by the standards set forth by the Official Code of Hall County.

- c. The total building square footage for the proposed development shall be limited to a maximum of 85,000 square feet.
  - d. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
  - e. Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.
  - f. Building height shall be limited to 3-stories/45 feet.
  - g. No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.
  - h. The following uses shall require a conditional use permit:
    - i. Full service car wash. Car washes associated with a gas station shall be permitted.
    - ii. Self-storage facilities.
  - i. The following uses shall not be permitted:
    - i. Tire sales, automobile repair and maintenance businesses with the exception of an autoparts and quick oil change services, which shall be allowed by right.
  - j. The applicant shall submit architectural renderings, including building materials and colors, to be approved by the Planning Director prior to any issuance of any building permits.
  - k. All conditions of zoning shall be made part of any new plat created for the property.
  - l. The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which included the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.
  - m. Hall County supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by GDOT, and paid for by the developers.
2. Monument signs placed within the median of any public or private street shall be constructed of a breakaway material, subject to review and approval of the Traffic Engineer. Signs located within the right-of-way of state routes shall be subject to GDOT regulations and permitting requirements.