



## AGENDA ITEM

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

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**REPORT TO:** Work Session (12/11/23)

**REPORT TO:** Voting Meeting (12/14/23)

**ITEM NO:** 677/2023

**SUBJECT:** **3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions** | of a Planned Commercial Development (PCD) on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C | **Proposed use: master sign plan** | Commission District 2 | **Todd Mathes, applicant.**

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### Meetings:

**Work Session Date:** 12/11/23

**Voting Meeting Date:** 12/14/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval.

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: Tire sales, automobile repair and maintenance businesses with the exception of an auto parts 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.

**Purpose of Request:**

**3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions** | of a Planned Commercial Development (PCD) on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD (GCOD); Tax Parcels 10100 000156B, 000158, & 000156C | **Proposed use: master sign plan** | Commission District 2 | **Todd Mathes, applicant.**

**History:**

**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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
AD	RD	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photos