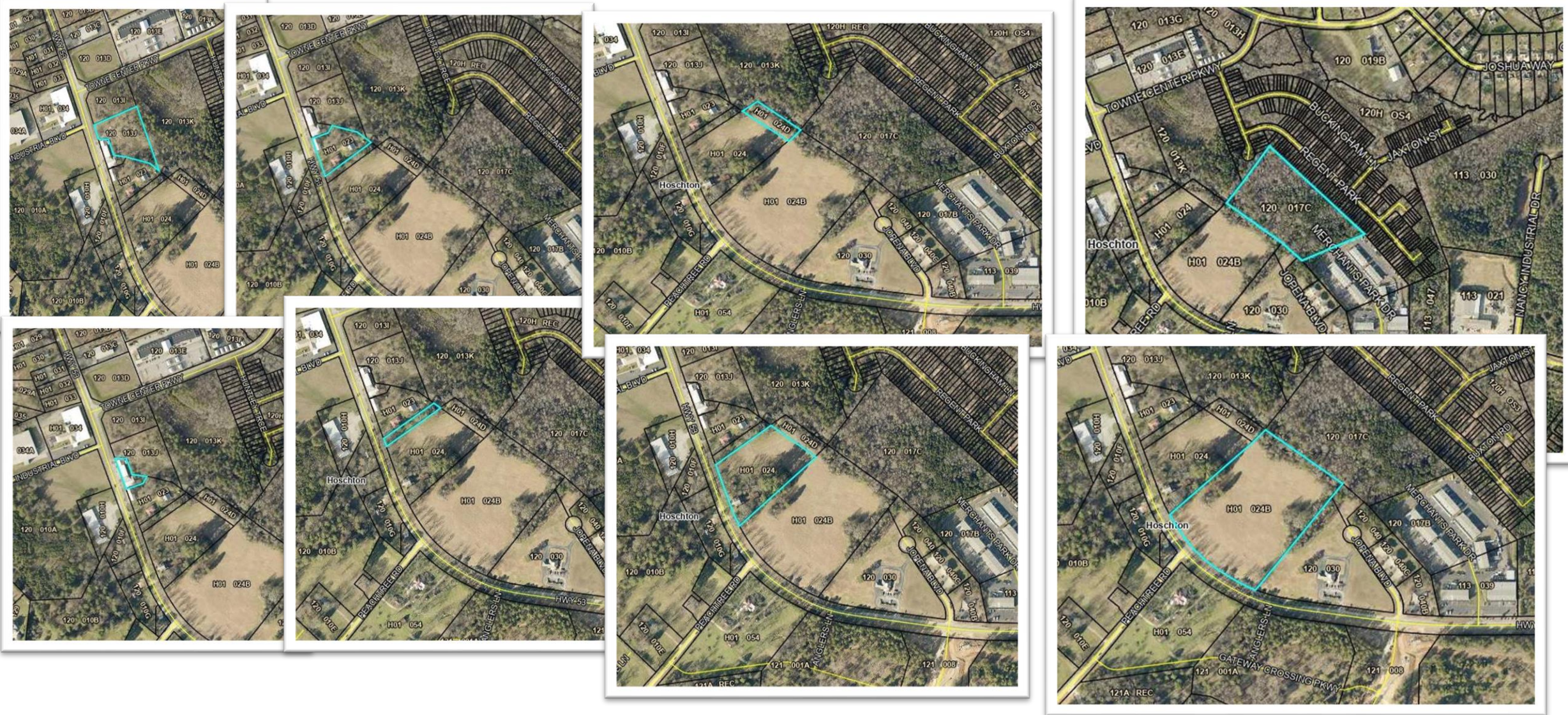


City of Hoschtion, City Council Public Hearing

October 12, 2023 @ 6:00 PM

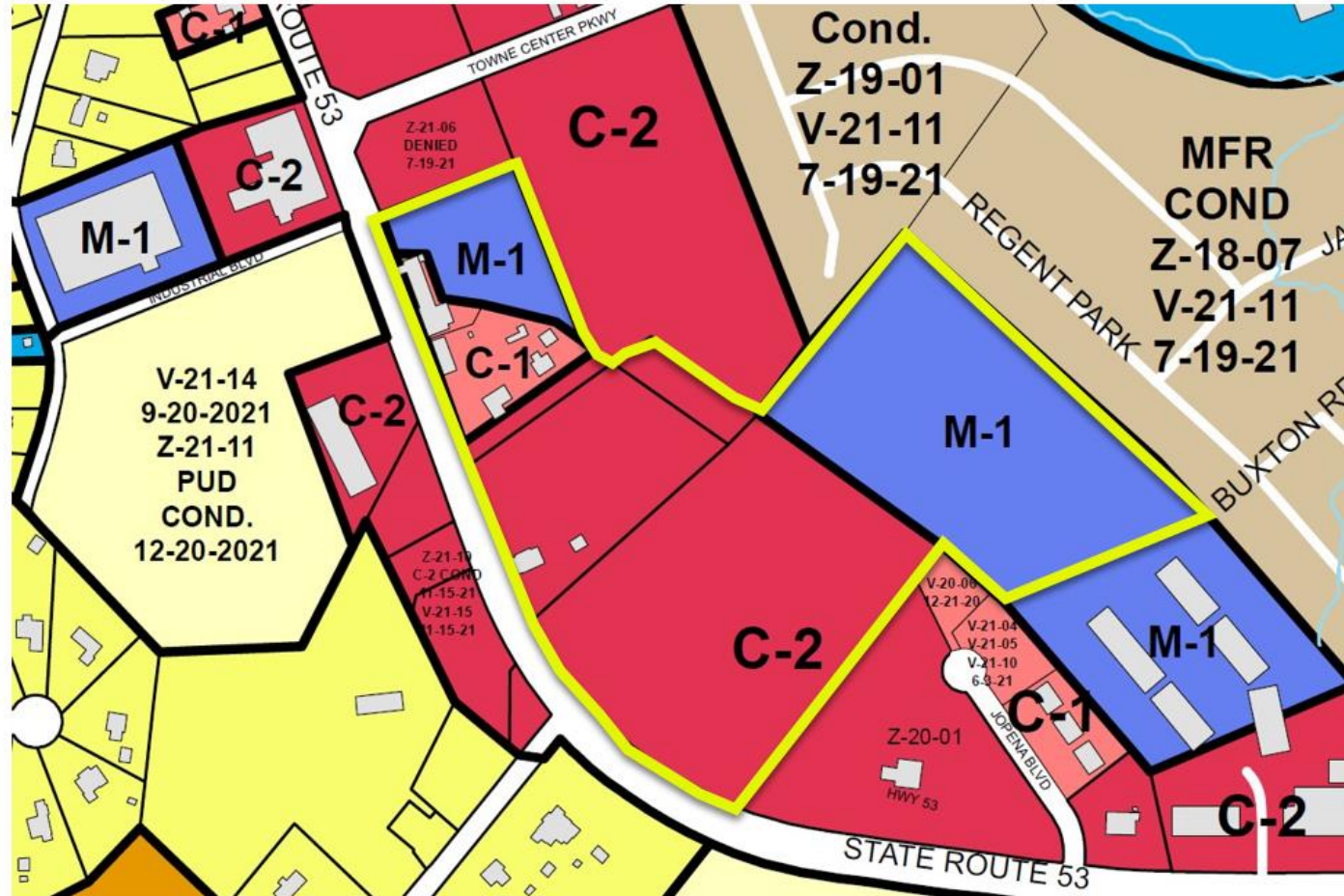
Rezoning: Z-23-08, Z-23-09, Z-23-10, Z-23-11 & CU-23-01



City of Hoschton, City Council Public Hearing

October 12, 2023 @ 6:00 PM

Rezoning: Z-23-08, Z-23-09, Z-23-10, Z-23-11 & CU-23-01



Zoning Map Excerpt

City of Hoschton, City Council Public Hearing

October 12, 2023 @ 6:00 PM

Rezoning: Z-23-09, Z-23-10, Z-23-11 & CU-23-01

Related to Applications; Z-23-08 & Z-23-09, Z-23-10, Z-23-11

We Respectfully Request Amending 'Conditions of Approval' as follows:

- 2) Principal Access:
 - a. Connects to Towne Center Parkway
 - b. Is constructed to a local commercial street standard that meets city standards for pavement composition and pavement width.
 - c. Is constructed concurrent with development of the subject property and completed prior to the issuance of a certificate of occupancy for a building on the subject property.
 - d. If determined by the city that this principal access should be a public street, whether or not made a part of an official corridor map in the comprehensive plan, the owner/ developer shall dedicate a 50-foot wide right of way at no cost to the city for said public street; provided, however, that if an existing access easement off-site is dedicated to the city as a right of way or can be otherwise legally utilized and is approved by the city for said public street right of way, the owner/developer shall not be required to dedicate the full width of right of way. To be constructed to a local commercial street standard that meets city standards for pavement composition and to the pavement width as shown in the site plan exhibit. City acknowledges that the improvements shown on the site plan attached hereto would satisfy this Condition 2, but that modifications to said site plan are permitted so long as they meet the requirements of this Condition 2.

- 3) Access to SR 53: (see next slide)
- 4) Multi-Use Path along SR 53: (see next slide)

City of Hoschton, City Council Public Hearing

October 12, 2023 @ 6:00 PM

Rezoning: Z-23-08, Z-23-09, Z-23-10, Z-23-11 & CU-23-01

Related to Applications; Z-23-08 & Z-23-09, Z-23-10, Z-23-11

We Respectfully Request Amending 'Conditions of Approval' as follows:

- 2) Principal Access: (see previous slide)

- 3) Access to SR 53:

Vehicular access to SR 53 from the subject property shall be limited to that authorized by Georgia Department of Transportation (GDOT). The owner shall be required to install road improvements as may be required by GDOT, within applicant's subject property and adjacent ROW, but not property owned by others.

- 4) Multi-Use Path along SR 53:

The owner/ developer shall construct at no cost to the city an eight-foot-wide multi-use path along the subject property frontage along SR 53, if approved by the Georgia Department of Transportation. Multi-use path may be constructed in phases on a per parcel basis. The path must be completed on a particular parcel (as such parcels may be reconfigured to match the site plan attached hereto) prior to issuance of a certificate of occupancy for each respective parcel, but the failure to complete the pathway on an adjacent parcel shall not prevent the subject parcel from getting a certificate of occupancy. Walkways interior to the site shall connect the principal buildings on site with the multi-use path within the highway right of way.

City of Hoschton, City Council Public Hearing

October 12, 2023 @ 6:00 PM

Rezoning: Z-23-10, Z-23-11

Related to Applications; Z-23-10

We Respectfully Request Amending 'Conditions of Approval' as follows:

- 8) Gasoline canopy supports:

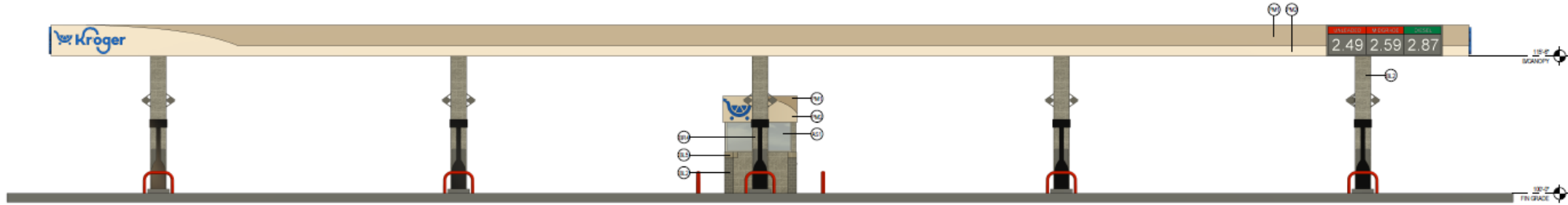
Applicant introducing store elevations to then coordinate its fuel center elevations.

Related to Applications; Z-23-11

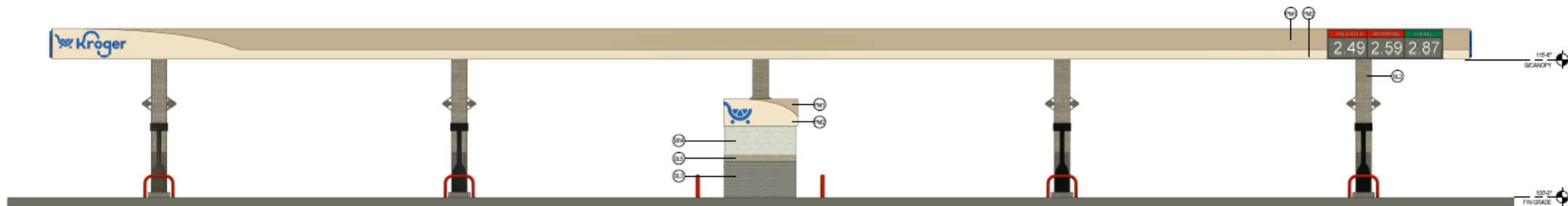
We Respectfully Request Amending 'Conditions of Approval' as follows:

- 3) Building setback and Screening:

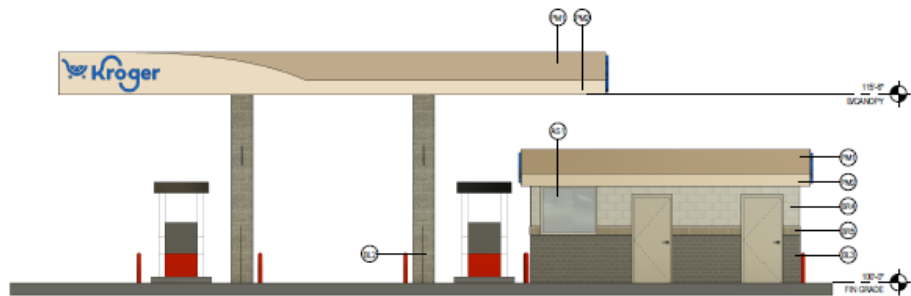
The Applicant shall install a 6' foot tall privacy fence along the rear of the Subject Property along the portion of the property abutting MFR zoning. To the extent permitted by existing easements of record, there shall be a 20-foot minimum building set back and buffer.



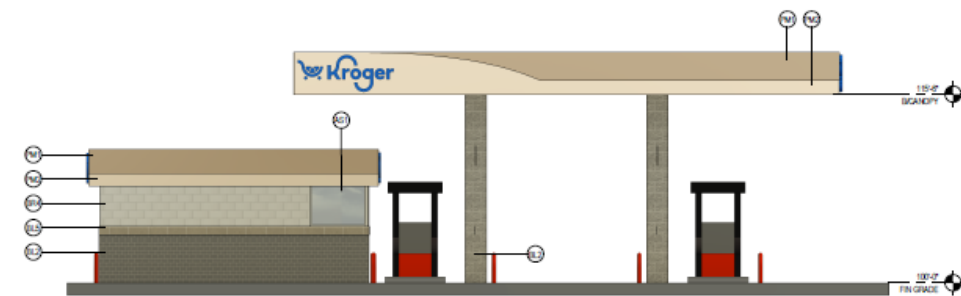
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

- WORKING MATERIAL LEGEND**
- 10 Decorative, Integrity Colored Block
 - 11 Color Lee Building Products - Aspen Clean
 - 12 Decorative, Integrity Colored Block
 - 13 Color Lee Building Products - Winter Sea
 - 14 Decorative, Integrity Colored Block
 - 15 Color Lee Building Products - Shakeridge
 - 16 Decorative, Integrity Colored Block
 - 17 Color Lee Building Products - Ivory
 - 18 Prefinished Metal
 - 19 Color Dryvit - Mosaic Stone 311
 - 20 Prefinished Metal
 - 21 Color Dryvit - Opiter Shell 456
 - 22 Prefinished Aluminum Storefront
 - 23 Color Clear Anodized



FUEL CENTER

October 12, 2023

KROGER STORE R529

Mechanicsville, VA



City of Hoschton, City Council Public Hearing

October 12, 2023 @ 6:00 PM

Rezoning: Z-23-08, Z-23-09, Z-23-10, Z-23-11 & CU-23-01

Related to Application; CU-23-01

We Respectfully Request Amending 'Conditions of Approval' as follows:

- 1) Access and Improvements to SR 53.
- a. The subject properties shall be provided with a Signalized driveway, private street, or public street that connects to SR 53 and aligns with Peachtree Road as authorized by Georgia Department of Transportation (GDOT). Other driveways or access points to/from the subject properties onto SR 53 shall be as may be approved by Georgia Department of Transportation.
- b. The owner/developer shall at no cost to the city construct the driveway, private street, or public street on the subject property to/from the north side of the intersection of Peachtree Road and SR 53 with two inbound lanes and two outbound lanes, within applicant's subject property, and adjacent ROW, and shall exclude property owned by others, unless otherwise approved by GDOT and the city.
- c. The owner/developer shall be required to install road improvements as may be required by GDOT along SR 53 at this proposed intersection, which are expected to include a southbound left-turn lane from SR 53 into the proposed development and a northbound right-turn lane into the proposed development at the intersection of SR 53 and Peachtree Road. Additional right of way within the subject property shall be dedicated to Georgia Department of Transportation if required for road improvements. Applicant shall not be required to obtain or make improvements to property outside the subject property and adjacent public ROWs.
- d. The owner/developer shall design, permit and construct the traffic signalization at the intersection of SR 53 and Peachtree Road concurrently with the development of the subject property. The City will provide all approvals, consents, and other support needed to install traffic signalization at said intersection. The traffic signal is subject to the approval of Georgia Department of Transportation and is subject to a signal warrant analysis justifying the need for the traffic signal. If the traffic signal is not warranted at the time of issuance of a certificate of occupancy for the grocery store or if the traffic signal is otherwise not operational by said date, owner/developer shall contribute \$150,000 to the city for traffic signalization of the intersection of SR 53 and Peachtree Road. Said \$150,000 will be released to owner/developer upon completion of the traffic signalization by owner/developer. If owner/developer fails to complete the traffic signalization, the \$150,000 shall be held by the city until the traffic signal is warranted and spent when warranted for the traffic signal
- e. [added at the end of condition 1e.] City acknowledges that the improvements shown on the site plan attached hereto would satisfy this Condition 1, but that modifications to said site plan are permitted so long as they meet the requirements of this Condition 1.

City of Hoschton, City Council Public Hearing

October 12, 2023 @ 6:00 PM

Rezoning: Z-23-09, Z-23-10, Z-23-11 & CU-23-01

Related to Applications; CU-23-01

We Respectfully Request Amending 'Conditions of Approval' as follows:

- 2) Secondary Access:
 - a. Connects to Towne Center Parkway
 - b. Is constructed to a local commercial street standard that meets city standards for pavement composition and pavement width.
 - c. Is constructed concurrent with development of the subject property and completed prior to the issuance of a certificate of occupancy for a building on the subject property.
 - d. If determined by the city that this principal access should be a public street, whether or not made a part of an official corridor map in the comprehensive plan, the owner/ developer shall dedicate a 50-foot wide right of way at no cost to the city for said public street; provided, however, that if an existing access easement off-site is dedicated to the city as a right of way or can be otherwise legally utilized and is approved by the city for said public street right of way, the owner/developer shall not be required to dedicate the full width of right of way. To be constructed to a local commercial street standard that meets city standards for pavement composition and to the pavement width as shown in the site plan exhibit. City acknowledges that the improvements shown on the site plan attached hereto would satisfy this Condition 2, but that modifications to said site plan are permitted so long as they meet the requirements of this Condition 2.

- 3) Access to SR 53: (see next slide)
- 4) Multi-Use Path along SR 53: (see next slide)

City of Hoschton, City Council Public Hearing

October 12, 2023 @ 6:00 PM

Rezoning: Z-23-08, Z-23-09, Z-23-10, Z-23-11 & CU-23-01

Related to Applications; CU-23-01

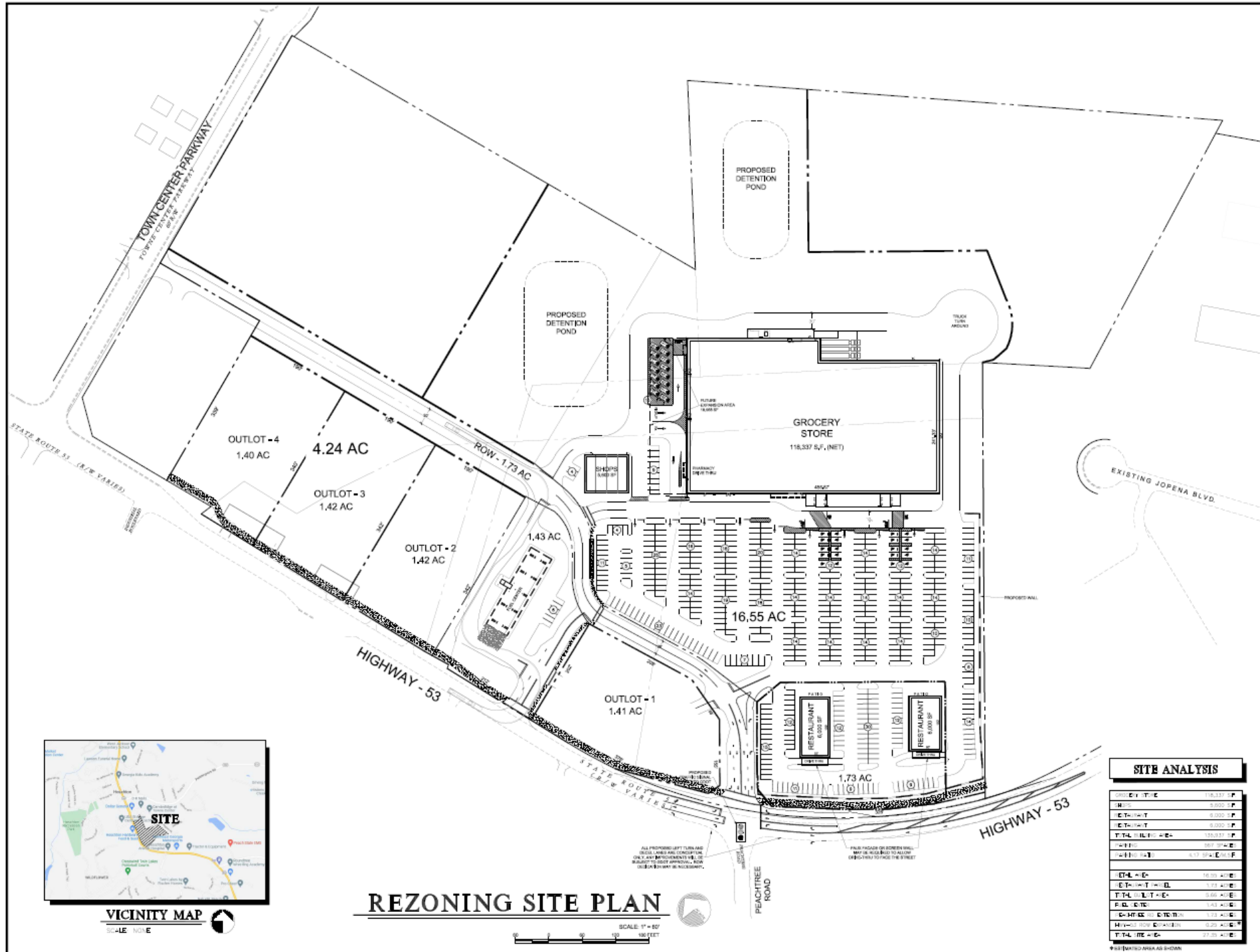
We Respectfully Request Amending 'Conditions of Approval' as follows:

- 2) Secondary Access: (see previous slide)
- 3) Multi-Use Path along SR 53:

The owner/ developer shall construct at no cost to the city an eight-foot-wide multi-use path along the subject property frontage along SR 53, if approved by the Georgia Department of Transportation. Multi-use path may be constructed in phases on a per parcel basis. The path must be completed on a particular parcel (as such parcels may be reconfigured to match the site plan attached hereto) prior to issuance of a certificate of occupancy for each respective parcel, but the failure to complete the pathway on an adjacent parcel shall not prevent the subject parcel from getting a certificate of occupancy. Walkways interior to the site shall connect the principal buildings on site with the multi-use path within the highway right of way.

- 4) Building setback:

The Applicant shall install a 6' foot tall privacy fence along the rear of the Subject Property along the portion of the property abutting MFR zoning. To the extent permitted by existing easements of record, there shall be a 20-foot minimum building set back and buffer.



VICINITY MAP
SCALE NOTE

REZONING SITE PLAN

SCALE: 1" = 80'
100 FEET

ALL PROPOSED LEFT TURN AND RIGHT TURN AND CONCERNING ONLY ANY MOVEMENTS WILL BE SUBJECT TO LOCAL AGENCY'S CONCURRENCE AND APPROVAL. SIGNAGE AND LIGHTS MAY BE NECESSARY.

PAVING FACED ON SIDEWALKS SHALL BE REQUIRED TO ALLOW PEDESTRIANS TO FACE THE STREET

SITE ANALYSIS	
GRAND TOTAL	118,337 SF
NET AREA	9,000 SF
NET AREA - T	9,000 SF
NET AREA - T	9,000 SF
TOTAL (NET) - E	120,337 SF
NET AREA	167,337 SF
NET AREA - T	617,337 SF
NET AREA - E	16,700 SF
NET AREA - T	1,730 SF
TOTAL (NET) - E	9,000 SF
NET AREA	1,430 SF
NET AREA - T	1,430 SF
NET AREA - E	1,430 SF
TOTAL (NET) - E	27,330 SF

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
2400 Preston Ridge Road, Suite 277 - Alpharetta, GA 30005
404.547.9999 | www.rlr.com

GROCERY STORE DEVELOPMENT
HIGHWAY-53
ROSCOTON, GEORGIA
SOUTHEASTERN
AUGUSTA, GEORGIA

PRELIMINARY
SITE PLAN

08/31/2023

22247

RZ-1