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March 23, 2023

Ms. Beth Garmon  
Zoning Director  
Hall County Community Development and Infrastructure  
2875 Browns Bridge Road  
Gainesville, Georgia 30504

Re: Conditional Use Application for 3675 and 3745 Friendship Road  
Parcel Nos. 15048 000025B and 15048 000025D

Dear Ms. Garmon,

The purpose of this letter is to request a Conditional Use approval to operate a landscape supply business with outdoor material storage on Parcels 15048 000025B and 15048 000025D (3675 and 3745 Friendship Road). The parcels are currently zoned HB and AR-III and we are concurrently requesting both parcels be re-zoned to I-I (Light Industrial). The current site is being used as a single family residence and pet grooming facility. The proposed use will be to continue to occupy the existing house as a single family residence and also operate a landscape supply business. The landscape supply business will include outdoor material storage. The following is for your information:

- 1) The landscape supply business hours of operation have not yet been finalized but the approximate operating times would be 7AM to 5PM Monday through Saturday.
- 2) All existing structures on the property to include the single family residence, a garage, small office building, and barn will remain. No new structures are proposed at this time. The site will comply with all required transitional buffers, landscape requirements, and screening requirements.
- 3) A proposed monument sign will be constructed on the site near the commercial driveway entrance. The monument sign will comply with all sign regulations and requirements.
- 4) Since the business will operate during daylight hours, the only lighting will be for security and safety purposes. All new lighting will be configured to shine inward to the site in order to reduce all off-site glare to surrounding properties.
- 5) The existing water and sanitary sewer services to the existing buildings will remain. There will be no new water or sanitary sewer services necessary to operate the proposed business. The existing site is served by a septic system.
- 6) The abutting properties are currently undeveloped parcels with heavily wooded areas and underbrush. Transitional buffers will be provided on the site per the Hall County zoning requirements.

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Thank you for your consideration of this request. Please contact me at (770) 491-7550 or [bmccann@hainesgipson.com](mailto:bmccann@hainesgipson.com) if you have any questions or need any other information

Very truly yours,  
**HAINES, GIPSON & ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Robert A. McCann". The signature is written in a cursive style with a large, stylized initial 'R'.

Robert A. McCann, P.E.  
Principal