



Ryan D. Jones, PE
PlanD Engineering &
Architecture
6075 Barfield Rd
Sandy Springs, GA 30328

June 13, 2023

Re: Application for 4053 Cleveland Highway
Gainesville, GA 30506

The Applicant, Ryan D. Jones, PE, Agent for the Owner, hereby submits a Zoning Application for approximately a 6.35-acre tract, herein after referred to as “Property”, located at 4053 Cleveland Highway, Gainesville, GA 30506 (Parcel Number 12025 000036). The request to rezone from AR-III (Agricultural Residential) to SS (Suburban Shopping), to develop the tract for retail uses.

As stated in the paragraph above, the property currently is zoned AR III, Agriculture Residential, and currently has an existing residential home located onsite. The property is bounded by Jim Hood Road to the north, Cleveland Highway to the east, and residential properties to the west and south of the property. The proposed rezoning to SS, Suburban Shopping, will only allow for the three proposed uses of a 11,000-sf grocery store, 4,000 sf restaurant and 3,250 sf convenience store with gas station. At this moment the hours of operation have not been determined. All the proposed developments will have associated utilities, parking, and stormwater.

According to Hall County zoning ordinance the minimum area and set back requirements are as follows: minimum lot size is 15,000 sf, minimum frontage is 100 ft, front yard setback 30 ft from the property line, minimum side yard setback 20 ft, and the minimum rear yard set is 10 ft, as shown on the conceptual site plan.

Signage has not been determined but will be in compliance with the Hall County Unified Code and will be no more than the maximum monument sign dimensions for nonresidential uses, 48 sf for the grocery store and 32 sf for the restaurant and Convenience store.

Water will be provided to the “Property” by the City of Gainesville, and Sewage will be handled by a septic tank located on the property.