



January 17, 2024

RE: Rezoning Parcel 08027 000011 From H-B to S-S

To Whom It May Concern:

This letter serves as a request to rezone Parcel 08027 000011 from Highway Business (H-B) to Suburban Shopping (S-S). The intent is to combine Parcel 08027 000011 with Parcel 08027 000010 and maintain the S-S zoning to allow for two retail stores, a convenience store and 12 gas pumps. The property lies in the Gateway Corridors Overlay District and will adhere to all necessary requirements. With the combination to Parcel 08027 000010, the front building setback will be 30', the side and rear will have a 25' transitional buffer with visual screening that will serve as the building setback line as well, and a 10' landscape strip will run the frontage of the property. The transitional buffer will follow the Gateway Corridors Overlay District requirements for planting and screening. Hours for the proposed retail stores will vary depending on use and the convenience store will operate 24/7. Signage will be placed along Thurmon Tanner Parkway as well as signage along Atlanta Highway and will meet Hall County standards. For utilities, the proposed layout will be connected to both public sewer and water, will tie to existing electric and lighting will provided as need to sufficiently illuminate areas of site and minimize impact to adjoining properties. The transitional buffer and grade changes will provide ample visual screening.

Sincerely,
Nick Pesola, EIT