



Friday, June 14, 2024

To Hall County Planning and Development:

***Re: Narrative for Parcel 08119000003***

Dear Sir/Madam:

This letter serves as a written report describing the existing and proposed use of the property. We, Nabeel Group of Companies, INC., are applying for a Change in Condition/Conditional Use for the proposed site located at **5820 McEver Road Flowery Branch GA 30542, Hall County.**

The proposal presents a comprehensive site plan for the establishment of a 4500 square foot convenience store and a gasoline station, within the Hall County limits. **This property is zoned H-B (Highway Business)** and within the Gateway Corridor overlay district. Notably, the plan advocates for the implementation of one full access drive with deceleration lane and left turn lane off McEver Road and one full access drive with NO deceleration and left turn lane off Lights Ferry Road to optimize traffic flow and enhance accessibility.

**Key Components:**

**1. Convenience Store Layout:** The 4500 square foot convenience store and tenant spaces are meticulously designed to provide ample retail space for merchandise display, cashier stations, restroom facilities, and storage areas. Emphasis is placed on customer convenience and efficient circulation within the stores. Site will contain under the canopy lighting as well as wall pack lighting on the building and parking lot lighting poles, all designed in accordance with the Hall County Planning and Development.

**2. Gasoline Station:** Integrated into the site plan is a gasoline station equipped with multiple fuel dispensers, compliant with safety regulations, and featuring designated areas for fueling, parking, and maneuvering. Environmental safeguards, such as spill containment measures, are incorporated to mitigate potential risks.

**3. Access:** A central feature of this proposal is the inclusion of one full access drive with deceleration lane and left turn lane off McEver Road and one full access drive with NO deceleration and left turn lane off Lights Ferry Road to optimize traffic flow and enhance accessibility.



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**4. Parking and Circulation:** The site plan includes a designated parking area with adequate spaces for customers and staff, facilitating seamless vehicular circulation within the premises. Barrier-free access and designated parking spaces for individuals with disabilities are integrated to ensure inclusivity and compliance with accessibility standards.

**5. Landscaping and Aesthetics:** A landscape design is incorporated to enhance the visual appeal of the site and mitigate environmental impacts. Green spaces, trees, and shrubbery are strategically positioned to provide shade, improve air quality, and create a welcoming atmosphere for customers. Adjacent Silverton Subdivision properties will be protected by a minimum 8-foot-high fence constructed on a minimum 3-foot-high berm. A 50-foot buffer will exist between this proposed development and adjacent Silverton Subdivision properties. Landscape plantings will be minimum 8 feet tall evergreens staggered in two rows on 4-foot centers. The remaining adjacent properties will contain a 30-foot undisturbed buffer.

**6. Operating Hours:** The operational hours for the Gasoline Station will be from 6 AM to 10 PM adhering to regulations stated in clause 8.

**7. Water:** Water will be provided by the City of Gainesville and Sewer provided by City of Flowery Branch.

**8. Compliance and Regulation:**

The proposed site plan adheres to all relevant zoning ordinances, building codes, and regulatory requirements stipulated by the Hall County development department. Environmental impact assessments, traffic studies, and safety analyses have been conducted to ensure full compliance and mitigate potential concerns.

Thank you,

Sincerely,

Nabeel Memon  
Chief Executive Officer  
NGC Holdings, LLC