



Narrative

RE: Parcel 08119000003

To Hall County Planning and Development:

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 two 1500 square tenant spaces, incorporating 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 dual right-in/right-out access points 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. Dual Right-In/Right-Out Access: A central feature of this proposal is the inclusion of two dedicated right-in/right-out access points, strategically positioned to optimize traffic flow and minimize congestion. The 2 right in right outs would mark a change in clause 5 stating, "McEver Road shall be a right turn exit only with the location determined by Hall County Traffic



Engineering. The entrance shall be placed in a location that will allow Ms. Cash to access her own driveway.” The new access points proposed will allow for easy traffic flow and access to the said C-Store.

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 Siverton 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 Silvertown 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. Site Plan Proposal for a 4500 Square Foot Convenience Store (Gasoline Station) with Dual Right-In/Right-Out Access

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.

Conclusion:

In summary, this site plan proposal outlines a comprehensive framework for the establishment of a 4500 square foot convenience store with a gasoline station and two 1500 square foot tenant spaces in Hall County. We respectfully submit this proposal for your review and consideration, with the hope of obtaining approval from the Hall County development department for our Change in Condition/Conditional Use request.

June 5, 2024



Thank you,

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Nabeel Group of Companies, INC.