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11-25-2024

Planning & Zoning Department

South Hall Plaza

5709 McEver Rd. Flowery Branch, GA 30542

Statement of Intent from the Property Owners and Project Developers**Our Journey**

The subject property was acquired at the end of 2021 with the intention of developing a modern commercial hub which would complement the fast-paced residential growth the general area was experiencing. After carefully analyzing the areas around the property and giving due consideration to its needs we were able to prepare the objectives and development outline for the property.

As a first step we engaged a highly experienced Civil engineering and site planning team to prepare the Conceptual Site Plan which was shared with shared with the Planning and Zoning team at Hall County. As developers we were extremely happy and grateful to receive excellent support and timely guidance from the department, particularly, Mr. Srikanth Yamala and Ms. Beth Garmon. Thereafter, we were introduced to the County engineers, Mr. Scott Puckett and Mr. Frank Miller, who helped us further with their input to ensure that the project would meet the County guidelines and remain viable. After almost a year's worth of invested time and countless hours of meetings, emails, phone conversations and several iterations of the site plan, we finally have a Conceptual Site Plan that has received approval to proceed from the engineers. This Site Plan is part of the submitted documents. The valuable suggestions made by the engineers have been incorporated in the submitted plan. Additionally, a traffic study was also completed, the learning from which have been incorporated in the current site plan. Great thought has been given to the ingress - egress, the future roundabout, internal circulation, adequate parking, stormwater management, aesthetics, inter parcel driveway for future use, greenery, adequate buffers and need based uses.

With the rest of the 3 corners at the intersection already zoned commercial and the soon to be adopted new land use plan for Hall County identifying our property as a business nodule we are requesting a change of zoning of the subject property from AR-III to PCD.

Development Features

The overall development of the site is proposed to occur in **two phases** as the current sewer system does not have sufficient capacity to support the entire development. **Phase 1** of the development will be supported by an **on-site septic system** until the City and / or County sewer becomes available upon achieving an enhanced capacity. As a result, the developers have decided to phase the construction of the proposed buildings as indicated below. The proposed Site Plan which has been submitted with the rezoning application was previously submitted to Hall County and has been reviewed by the Department of Environmental Health. The engineers have reviewed the submitted concept Site Plan along with the soil studies and the septic system layout and approved it with a recommendation that the minor details or changes be addressed during the detailed civil drawings process.

Phase 1

The proposed development in Phase 1 includes the development of the required site infrastructure, the septic fields, site detention system and 3 buildings as illustrated in the proposed Conceptual Site Plan and 3D renderings. The proposed buildings in this phase shall include a large **Grocery Retail Building** with one or more tenants, an **Office Building** (preferably medical or dental) and a **Convenience Store** (with canopy and gas pumps).

Phase 2

The development of the second phase will be undertaken when the required sewer is made available by the City or County. At that time the septic fields installed during phase 1 will be removed and the entire development shall be tied to the public sewer system. This will allow the construction of the remaining required site infrastructure and the remaining buildings. Phase 2 buildings will include an **Express Car Wash**, a **Quick Service or Full-Service Restaurant** and a **Climate Controlled Storage** building.

Since the currently available sewer system does not have the capacity to accommodate the needs of the entire development, the proposed planning and construction process is phased in two parts as indicated above. The intent of the developers is to develop the entire property as indicated in the overall site development plan. However, the developer's request Hall County Planning Commission and the Board of Commissioners to approve the entire development, such that, Phase 2 of the development can be started once sewer is available.

Other Pertinent Information

The hours of operation for the various proposed businesses shall be in line with the normal operating hours of similar businesses and as per any available County guidelines.

Domestic Water service is available from Hall County Water mains within the right of ways of McEver and Lights Ferry Roads and sanitary sewer will be served by the Hall County Outfall System along McEver Rd.

The existing vegetation within the required zoning buffer will be protected. If it is deemed by Hall County Planning and Zoning that the existing vegetation in the buffer zone is insufficient in providing adequate visual screening the developer is committed to provide a double staggered row of evergreen trees 8 ft high and 15 ft on center spacing to supplement the existing protected vegetation.

One monument sign for the plaza near each full access driveway in and out of the plaza and one monument sign for the gas station to display brand and price is requested. Other signs for individual tenants are to be determined by the needs of the individual users/tenants and subject to Hall County ordinance and regulations.

Site lighting will also be determined by the needs of the individual tenants and subject to Hall County Ordinances.
