



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: May 27, 2025

Subject: **4396 & 4382 Friendship Road & 4436 Ridge Road | Special use | to amend conditions of zoning | on a combined 3.07± acre tract | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | Proposed Use: Convenience store with retail and self-storage | Sinndar Enterprises, Inc., applicant**

The request before you is from Sinndar Enterprises, Inc. for a special use to amend conditions of zoning for a convenience store with retail and self-storage. This item is located within Commission District 1.

At their May 5, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eleven (11) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the “Business Nodes and Corridors” future land use classification within the Comprehensive Plan.

Public Comments:

- May 5, 2025 HCPC: **One (1) comment was submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**
- April 21, 2025 HCPC: **No comments were submitted** in advance of the meeting.

Planning Commission Conditions:

1. Development is approved as generally shown on the concept plan received April 30, 2025, and described in the project narrative dated March 6, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Hours of operation for the convenience store shall be 5:00 a.m. - 12:00 a.m., seven days a week.

3. Driveway placement and design shall be approved by the Georgia Department of Transportation (GDOT) and Hall County Engineering.
4. There shall be no outdoor storage.
5. An eight foot tall opaque wood fence with a ten foot landscape buffer shall be constructed along the western property line.
6. The buildings shall be no more than 3 stories above grade.
7. A 10 foot landscape buffer shall be required along the southern property line.
8. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
10. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
11. No parking spaces shall be designated immediately adjacent to the right-of-way of either Friendship Road or Ridge Road. The number of required parking spaces for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.