



Hall County Government

BOARD OF COMMISSIONERS

February 16, 2022

SAAD Investments Inc.
c/o Alliance Engineering and Planning
299 S. Main Street, Suite A
Alpharetta, GA 30324

RE: **Application to Rezone**

To Whom It May Concern:

Please be advised that in its Meeting on February 10, 2022, the Hall County Board of Commissioners voted to approve the following item with the conditions listed.

Application of SAAD Investments Inc to rezone from Agricultural Residential-III (AR-III) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) on a 3.05± acre tract located on the south side of Friendship Road at its intersection with Ridge Road; a.k.a. 4396 & 4382 Friendship Road & 4426 Ridge Road; Zoned AR-III and S-S; Tax Parcels 08154 000005A, 000005, & 000003. Proposed Use: convenience store with retail and self-storage facility. Commission District 1.

Conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of application.
2. Development shall be subject to all standards set forth by the Gateway Corridors Overlay District; no variances to these standards shall be approved.
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. All conditions of zoning be made a part of any plat recorded for this property.
6. A 10' buffer shall be granted on the western property line with an 8' wood opaque fence.
7. The buildings shall be no more than 3 stories above grade.
8. 10' foilage shall be along the back border of the property that abuts the Church with a 10' foilage on their side of the fence.

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Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa A. Ritchie', with a long horizontal flourish extending to the right.

Lisa A. Ritchie
Hall County Commission Clerk

cc: Sheila Reed
2530 Thrasher Road
Buford, GA 30519

Mitch Peevy
6095 Atlanta Highway Suite 100
Flowery Branch, GA 30542

Srikanth Yamala, Interim Planning & Development Director