

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Property Owner (Name & Mailing Address)

SINNDAR ENTERPRISES, INC.

SINNDAR ENTERPRISES, INC.

1837 DOVERHILL DR. SUITE C

1837 DOVERHILL DR. SUITE C

LAWRENCEVILLE, GA 30043

LAWRENCEVILLE, GA 30043

Phone 678-458-6190

Phone 678-458-6190

Email Address

Email Address

Proposed Use C-Store and Retail (phase 1) Storage Facility (phase 2)

Contact Person (Name & Mailing Address)
Status of Applicant
Requested Action

Tyler Lasser - LJA Engineering

299 S Main Street, Alpharetta GA

☒ Owner

Type of Request:

☐ Option to Purchase

☐ SU ☒ CUP

☐ Area Resident

Fee: \$

☐ Other

Receipt #:

Phone 470.202.9321

Email Address tlasser@lja.com

Zoning: PCD

Check #:

Tax Parcel Number 08154 000005A, 08154 000005, 08154 000003

Acreage 3.07

Location Address 4396 & 4382 FRIENDSHIP ROAD & 4422, 4426, 4430, & 4436 RIDGE ROAD

I hereby certify that the above information and all attached information are true and correct.

Sign

Date: 2.17.25

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign

Date:

Staff Use Only

Application Date:

Taken by:

Tentative Planning Commission Date:

Tentative County Commission Date:

County Commission District:

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) SINNDAR ENTERPRISES, INC.

Address 1837 Doverhill Dr

Phone Number 678-458-6190

Name of applicant(s) SINNDAR ENTERPRISES, INC. C/O LJA ENGINEERING

Address 299 S Main St Alpharetta GA 30009

Phone Number 470.202.9321

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

[Handwritten Signature]

Personally appeared before me

Karim Aly

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

[Handwritten Signature]
 Notary Public



2/17/2025

Date



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
**BRAD
RAFFENSPERGER**

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **SINNDAR ENTERPRISES
INC** Control Number: **13396915**

Business Type: **Domestic Profit
Corporation** Business Status: **Active/Compliance**

Business Purpose: **NONE**

Principal Office Address: **6360 SPOUT SPRINGS
RD, SUITE D, FLOWERY
BRANCH, GA, 30542,
USA** Date of Formation /
Registration Date: **2/28/2013**

State of Formation: **Georgia** Last Annual Registration
Year: **2025**

REGISTERED AGENT INFORMATION

Registered Agent Name: **PRAMITA K ALY**

Physical Address: **6360 SPOUT SPRINGS RD, SUITE D, FLOWERY BRANCH, GA, 30542, USA**

County: **Hall**

OFFICER INFORMATION

Name	Title	Business Address
KARI M K ALY	CEO	6360 SPOUT SPRINGS RD, SUITE D, FLOWERY BRANCH, GA, 30542, USA
PRAMITA K ALY	CFO	6360 SPOUT SPRINGS RD, SUITE D, FLOWERY BRANCH, GA, 30542, USA
SAAD K ALY	Secretary	6360 SPOUT SPRINGS RD, SUITE D, FLOWERY BRANCH, GA, 30542, USA

[Back](#)[Filing History](#)[Name History](#)[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,
Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not ☒

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: I Zouml.

Date: _____

Applicant's/Owner's Name (Printed): 1400m Aug