

Applicant's Letter of Intent

Hall County

Special/Condition Use Request

4396 & 4382 Friendship Road & 4422, 4426, 4430, & 4436 Ridge Road

RECEIVED**MAR 6, 2025**

Planning & Zoning Department

Sinndar Enterprises (the "Applicant") respectfully requests a special/conditional use permit to modify conditions from a previously approved zoning case. The original rezoning was approved in January 2022 for a commercial building featuring a convenience store and additional retail space, totaling approximately 6,853 square feet, along with five fuel pumps. The Applicant proposes a slight increase in the building size and the addition of one extra fuel pump beyond what was originally approved. Condition 1 of the approved resolution states: *"The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at the time of application."* Consequently, Hall County Planning and Zoning has determined that a Special/Conditional Use Permit is required to accommodate these modifications to the site plan and development.

Per the submitted site plan, the proposed building expansion will include an additional 65 square feet to the convenience store, bringing its total size to 4,230 square feet, and an additional 1,092 square feet to the retail space, increasing its total size to 3,780 square feet. In total, the building will be 8,010 square feet. Additionally, the fuel canopy will be expanded to accommodate one additional pump, for a total of six pumps. The expanded space will allow future retail and convenience store tenants to operate more successfully and offer a broader range of services to patrons.

It should be noted that during the initial zoning from 2022, it was the intention to develop phase II after the completion of phase I and upon sewer connection becoming feasible. As a result of sewer availability, it is still the Applicant's intention to develop phase II in general conformance with the attached plan titled "SITE PLAN PH 1 & 2" and the related conditions of zoning. The proposed changes will not result in any adverse effects on the community and will otherwise remain consistent with all other conditions established in the initial zoning approval. The Applicant looks forward to working with county staff and the community to address any questions or concerns regarding the proposed development. Please refer to the attached documents for further details on the site layout and architectural design of the proposed expansion.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.