



April 25, 2025

Beth Garmon
Hall County Planning and Zoning Director
2875 Browns Bridge Rd
Gainesville, GA 30504

RE: Sinndar Enterprises, Inc. (Tax Parcels 08154 000003, 08154 000005, and 08154 000005A)

Dear Ms. Garmon,

As Commissioner Cooper and Hall County are aware, we have been working cooperatively with the Hall County Engineering Dept. and the City of Buford for over a year now to bring a mix of commercial and residential uses to our site (under other zoning classifications per Buford zoning ordinance).

The prior Hall County Code of Ordinances applicable to their PCD zoning and the new UDC now applicable to their Special Use permit and variance requests were both intended to promote efficient traffic flow and connectivity between adjacent commercial properties.

After years of effort, in the first quarter of 2025, (a) an IGA with Buford for Ridge Road Sewer was approved enabling bSide to move forward with Hall County on our development pursuit (Tax Parcel 08154 000016) and (b) Scott Puckett's DRI was approved across Ridge Rd. (Tax Parcel 08154 000017) from the Applicant's property. I would therefore like to respectfully request that the Hall County Staff & Board consider the following during their evaluation of the Sinndar project to ensure cohesive development and infrastructure efficiency in the area:

A) Driveway Access

It is well understood by the County that any final design must include GDOT approval, but the Applicant believes that because he has old curb cuts, he can move and expand those cuts as they wish on the assumption that such design will be acceptable by GDOT under current standards. According to GDOT, "The driveway that goes in will need to be joint use between all users. The required GDOT standards would not allow additional driveways so close to each other. In the permit process we will ask for joint use agreements for that reason."

GDOT requires a full/final site layout to issue a permit, so I think it would be misleading to Sinndar to approve a rezoning, permit, or variance that already would not be permissible by the Georgia DOT and thus would fail to meet zoning **Condition #3** (all are attached as Exhibit "A" for the County's convenience). Therefore, with the intent of adding clarity to any zoning or variance approval granted, any new permit or variance should include the condition that states, "Access onto Ridge Rd. shall not allow a second access point without that driveway being designed and approved for joint access between the Applicant and their adjoining parcel owners."

B) Inter-Parcel Connectivity

We urge the Commission to leverage the opportunity to require inter-parcel connectivity between the Sinndar development and our neighboring development. A shared entrance would not only enhance traffic flow and safety but also align with best practices in civil design by promoting integrated development. Such connectivity facilitates better access for emergency services and can reduce the need for additional curb cuts on public roads.

Mixed-Use Developments (Sec. 5.4.5.F “Inter-parcel Access”): When an adjacent nonresidential property is in a natural or undeveloped state, a future inter-parcel connection should be provided with a driveway or road stub-out and appropriate easements.

Gateway Corridor Overlay Districts (6.2.5.E “Inter-parcel Access”): Inter-parcel access, joint driveways, cross access drives and access easements for non-residential development that abuts other non-residential development should be provided.

We request that the requirements within these standards be applied between their multiple-use PDC and our adjacent nonresidential property. Their zoning **Condition #2** specifically prohibits the approval of any variances to these GCOD standards.

Their concept of a septic field for Phase I was hatched in their 2021 design because there was no sewer line to connect to. Now that this has been installed by Hall County, the Applicant is expected to be released from the City of Buford Sewer District and they have already expressed their intent in their original rezoning to then pursue a Self-Storage facility. Whether that is a part of an initial development phase or future phase, inter-parcel connectivity should not disregard this future development pad.

C) Shared Infrastructure Costs for Ridge Road Sewer Crossing

Assuming another successful IGA is achieved with the City of Buford for the Sinndar property as it was for our site, both our project and the Sinndar development will necessitate sewer line crossings under Ridge Road. To optimize resources and minimize disruption, we propose a coordinated approach wherein both parties share the costs and logistics of a single crossing. This collaboration would prevent redundant construction, reduce traffic disturbances, and exemplify responsible infrastructure planning.

D) Compliance with Setback Requirements

When zoning was granted in 2022 for this property to become a PCD, this was approved despite the fact that the property was 40% below the minimum acreage for a PCD. They were also approved to reduce their setbacks from 25' to 10'. They did not receive a special use permit at that time, so we'd request that the transitional buffer be enhanced with 2.5" minimum caliper trees on our side of their fence further to insulate us from their PCD. Additionally, we request that no drive-thru or other vehicular access be allowed between their buildings and the fence they must install as this would be substantially different than their proposed site plan and thus fail to meet their zoning **Condition #1**. And while the UDC may only require a 6' privacy fence, the PCD zoning specifically included an 8' fence as a condition of their approval. We ask that this **Condition #6** fence requirement remain. Lastly, while they were granted PCD zoning approval, the special use that they are requesting to be able to add in place of their Phase I septic field is a self-storage building, which is included in Sec. 7.6 (Industrial Uses) and Sec. 8 (Site Development Standards) of the UDC under the Industrial Uses section. If this were not originally zoned PCD and it had a light-industrial zoning, the setback would not only go from 10' to the PCD required 25'

but to the Industrial required 50'. For that reason, on this part of the property, we'd ask that a 50' transitional buffer be required on the west side which will abut our future residential development.

E) Height Restriction

Condition #7 of their PCD zoning approval states that the buildings shall be no more than 3 stories above grade. I would note that the site plan that accompanied their amended zoning application specified a future self-storage building containing 45,000 SF of storage with a 15,000 SF footprint shown as 3 stories. While travelers of Ridge Rd on the front may only see 3 stories, the residents backing up to this storage facility may see 4 stories if the Applicant later decides to fit the 45,000 SF into a smaller footprint by going higher on the back side. There is also no definition in the UDC for how big a "story" is. We would request that no building exceed 36 feet from any grade (not just front) including the decorative parapet needed to screen rooftop equipment from the future residential use. Below is the building presented in their PCD rezoning application package and their Special Use Permit application, which reflects no basement story to this building. Prior to any Board of Commissioners approval, we'd request renderings/elevations for all 4 sides.



Storage Bay Front

F) Hours of Operation

Given the residential development needed so badly for this east side of 985 growth along Friendship Road, we would request that the commercial operations be limited to 10pm. If the gas station and convenience store are allowed to stay open until midnight, then we'd specifically request that the self-storage be inaccessible by its customers after 10pm, which is customary in the self-storage industry.

We are committed to working collaboratively with the County and neighboring developments to foster a well-planned and sustainable community and hope that some foresight towards our future likely use and zoning is considered when granting variances to Sinndar Enterprises (or SAAD). Please feel free to contact me if you wish to discuss these matters in more detail.

Respectfully,

Stephen Klee
(770) 652-5103
bSide Oakwood, LLC

SITE DATA

GROSS ACREAGE: 20.85 AC.
PROPOSED ZONING AND USES:

- ZONING: C-2 (1/1.75 ACRES)
SINGLE STORY RETAIL A: 8,000 S.F. WITH 45 SPACES
SINGLE STORY RETAIL B: 10,000 S.F. WITH 50 SPACES
SINGLE STORY RETAIL C: 7,500 S.F. WITH 30 SPACES
SINGLE STORY RETAIL D: 7,500 S.F. WITH 30 SPACES
TWO STORY MEDICAL OFFICE: 42,000 S.F. // FLOOR WITH 148 SPACES
- ZONING: O-1 (1/10.28 ACRES)
3/4 SPLIT INDEPENDENT LIVING: 192,150 S.F. @ 54,900 S.F. // FLOOR
248 SPACES // 1.5 UNITS PER SPACE = 166 DWELLING UNITS MAX.
- ZONING: P (13.42 ACRES)
THREE STORY ASSISTED LIVING: 71,000 S.F. @ 23,700 S.F. // FLOOR
96 SPACES // 2 BEDS PER SPACE = 192 BEDS MAX.

PARKING REQUIREMENTS:

- RETAIL BUSINESS: 5 SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA
- OFFICE: 1 SPACE FOR 300 S.F. OF GROSS FLOOR AREA
- HOSPITALS, NURSING HOMES AND SIMILAR INSTITUTIONS: 1 SPACE FOR EACH 2 BEDS
- RESIDENCES: VARIANCE REQUEST TO 1.5 SPACES PER DWELLING UNIT

SETBACKS:

FRONT: 20' (SEE VARIANCE TABLE)
SIDE: 10'
REAR: 40'

MAXIMUM HEIGHT:

COMMERCIAL: 10 STORIES
OFFICE: 3 STORIES
RESIDENTIAL: 40'
PUBLIC: 3 STORIES

VARIANCES:

1. REDUCE RESIDENCE PARKING FROM TWO (2) SPACES PER UNIT TO ONE AND A HALF (1.5) SPACES PER UNIT.
2. REDUCE THE FRONT SETBACK ALONG RIDGE ROAD FROM 50' TO 20'
3. REDUCE THE 75' IMPERVIOUS SETBACK SHOWN TO 0'

LEGEND:

- 25' STATE STREAM BUFFER
- 50' STREAM BUFFER
- 75' IMPERVIOUS SETBACK (VARIANCE TO REDUCE TO 0')
- WETLAND (POTENTIALLY ISOLATED)
- PROPOSED STORMWATER MANAGEMENT
- EXISTING STORMWATER MANAGEMENT
- MAIL KIOSK
- COURTYARD
- MAINTENANCE BUILDING
- DUMPSTERS

NF
M. MATTHEWS
D.B. 804L PG. 537
P.B. 880 PG. 218
TAX ID 08154 000018
ZONED: R-1

NF
W. TAYLOR, ET AL
D.B. 884L PG. 697
P.B. 495 PG. 76A
TAX ID 0815400005
ZONED: R-1

NF
J. ZUNIGA
D.B. 804L PG. 128
P.B. 880 PG. 70A
TAX ID 0815400006
ZONED: R-1

NF
HALL COUNTY BOARD OF EDUCATION
D.B. 271L PG. 187
P.B. 274 PG. 86A
TAX ID 08154 000010
ZONED: AR-40

NF
THE EPISCOPAL CHURCH OF
SAINT MARY & SAINT MARTHA, INC
D.B. 693S PG. 67
TAX ID 08154 000014
AR-40

Sinndar proposed entrance

Makes more sense

bSide proposed entrance

A ENGINEERING
208 S. MAIN STREET
NAPLES, FL 34102
772-225-4750

bSide Partners
4840 VALAIS COURT, SUITE 210
JOHNS CREEK, GA 30022

CONCEPT PLAN FOR
SAINT MARY & SAINT MARTHA
MARITHA TRACT
PARCEL # 08154 000016
8 RIDGE ROAD

NORTH

SCALE: 1"=40'
PROJECT NUMBER:
G44119-2401
DATE: 08/15/2024

CONCEPT PLAN

9.5.24

Sinndar Enterprises, Inc.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date: Wed 4/30/2025 1:49 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Stephen Klee <stephen@bsidepartners.com>
Sent: Tuesday, April 29, 2025 5:17 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: RE: Sinndar Enterprises, Inc.

Please confirm you received the attached letter as well.

Also, maybe this Condition below from the 1560 Pine Valley recommendation might be worth considering?...

8. There shall be a 30 foot buffer along the boundary adjacent to parcel 09124 000042B with the first 20 feet along the property line being undisturbed and the remaining 10 feet being a planted evergreen buffer. Final review of the landscape plan shall be subject to the approval of the Assistant Director of Planning and Development or their designee.

From: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Sent: Tuesday, April 29, 2025 10:34 AM
To: Stephen Klee <stephen@bsidepartners.com>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: RE: Sinndar Enterprises, Inc.

Good morning, Stephen.

Thank you for your email. This request is scheduled to go before the Planning Commissioners on Monday, May 5th and I will make sure that your comments get to them today so that they can review. Your comments will also be added to the zoning application file and forwarded to the Board of Commissioners in advance of their final action on Thursday, June 12.

Please let me know if you have any other questions.

Thank you,
Beth Garmon

Beth Garmon
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

- All **ZONING**, **PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Stephen Klee <stephen@bsidepartners.com>
Sent: Monday, April 28, 2025 9:00 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Sinndar Enterprises, Inc.

Some people who received this message don't often get email from stephen@bsidepartners.com. [Learn why this is important](#)

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Beth -

I'd be happy to meet on Teams or in person to clarify any of this for you. The summary of my attached letter is as follows:

- **COLLABORATIVE DESIGN** – If you approve this Special Use permit and variance, Sinndar will never be able to get GDOT Approval for their two driveways on Ridge Rd. LJA designed a proposed entrance that would accommodate a **shared entrance** and **inter-parcel connectivity** with our parcel. But Karim Aly rejected that design

concept from LJA, who is both his Civil Engineer and bSide's as well. In other Corridor Overlay Districts we've permitted, if any part of that property is in a COD, then those design standards apply to their entire property. It certainly should on a small 3-acre site.

- **SEWER CONNECTION** – The applicant is proposing to have his deal approved as if it will include a septic field. With the IGA now forthcoming, he will want and need and the County should expect and insist that he become a Hall County Sewer customer. So, therefore, he should be required to join us in crossing Ridge Road ONCE, rather than Twice. No reason to have a sewer crossing that close to Friendship Rd when he can cross with us.
- **SETBACKS** – The variances granted to allow for his PCD approval did NOT include a drive behind his building and abutting our future residents. That's a NEW Add and for a site this size is substantially different than the one that got them rezoned. We would strongly oppose this.
- **BLDG HEIGHT** – The pictures below give a more realistic perspective. That's what a 3-story self-storage facility looks like with a 30' building setback. Those roll-up doors are 7-ft. high and the height of the storage units on each floor is only 8-feet tall, yet the building is 42'-44' high. Please set restrictions on height. Allowed height should be less than normal given their reduction in setback. This building will be towering over us and the tiny 10' Buffer variance they were granted. With no definition of how tall a "Story" is in the UDC, I'd request a 36' height limit from ANY grade, not just the Ridge Rd. facing side. Just because they have offered to reduce from 4 stories to 3 stories doesn't mean the 4 story request was ever even in the neighborhood of reasonable.

Note that our residents will be faced with tallest side of the building with a small setback and replanted buffer and zero undisturbed buffer, whereas Keith Cook's recently approved deal off had the shortest side (only 21' high) facing the neighbors and left 50' of replanted space between his townhomes and his self-storage building at 1586 Pine Valley Rd.

- **HOURS of OPERATION** – Already proposed to extend to Midnight at the C-Store and (Unknown) Retail, do we also have to accept having Self-Storage open until Midnight?





