



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (06/09/25)**

REPORT TO: **Voting Meeting (06/12/25)**

ITEM NO: 322/2025

SUBJECT: **4396 & 4382 Friendship Road & 4436 Ridge Road | Amend Conditions of Zoning** | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | **Proposed Use: Convenience store with retail and self-storage** | Commission District 1 | **Sinndar Enterprises, Inc., applicant**

Meetings:

Work Session Date: 06/09/25

Voting Meeting Date: 06/12/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with 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.

Purpose of Request:

4396 & 4382 Friendship Road & 4436 Ridge Road | Amend Conditions of Zoning | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | **Proposed Use: Convenience store with retail and self-storage** | Commission District 1 | **Sinndar Enterprises, Inc., applicant**

History:

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat

Maps
Renderings
Deed
Legal Description
2022 Site Plan
2022 Board of Commissioners Letter
Sewer Availability
Water Availability
GDOT Comments
Environmental Health Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign