

**Narrative
Friendship LUXE Development
H-B Zoning**

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-I. The surrounding adjacent properties are zoned AR I, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed. The property has over 1100 feet of frontage on Friendship Road which is a 4-lane highway with a median.

Proposed Development

The current agriculture zoning is out of character with the rapidly changing area that consists of multiple commercial developments, a hospital, new apartments and assisted living facilities along this stretch of highway. The proposed zoning request will change the property to Highway Business (H-B). This request will only allow development of Permitted Uses in the H-B zoning district as defined in Hall County's Unified Development Code (UDC).

As defined in the UDC, H-B zoning is intended "To provide for locations within the county to be developed and reserved for commercial uses intended to serve the public. District regulations are designed to allow for more intensive uses and to encourage efficient traffic movement by utilizing areas on or near major arterial or collector roads or community crossroads."

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

Building Setbacks and Buffers

Front: 30' Friendship Road

Side & Rear: 25' Transitional Buffer along rear and side property lines adjacent to residential zoned properties will cover these setbacks.

Gateway Corridore Overlay District

The site falls in this overlay district and will comply with the regulations.

Storm Water Detention

Storm water will be detained in a combination of a proposed ponds and infiltration trenches. The ponds will discharge into an existing creek which runs through the property. The ponds will comply with all current storm water regulations for Hall County.

Office Style

The proposed office/retail buildings will be similar current developments in the neighborhood. Below are concepts for the proposed developments.



Office Typical Styles

