



BOARD OF COMMISSIONERS MEETING

October 23, 2025

6:00 PM

Hall County

Hall County Government Center

2875 Browns Bridge Rd, Gainesville, Ga, 30504

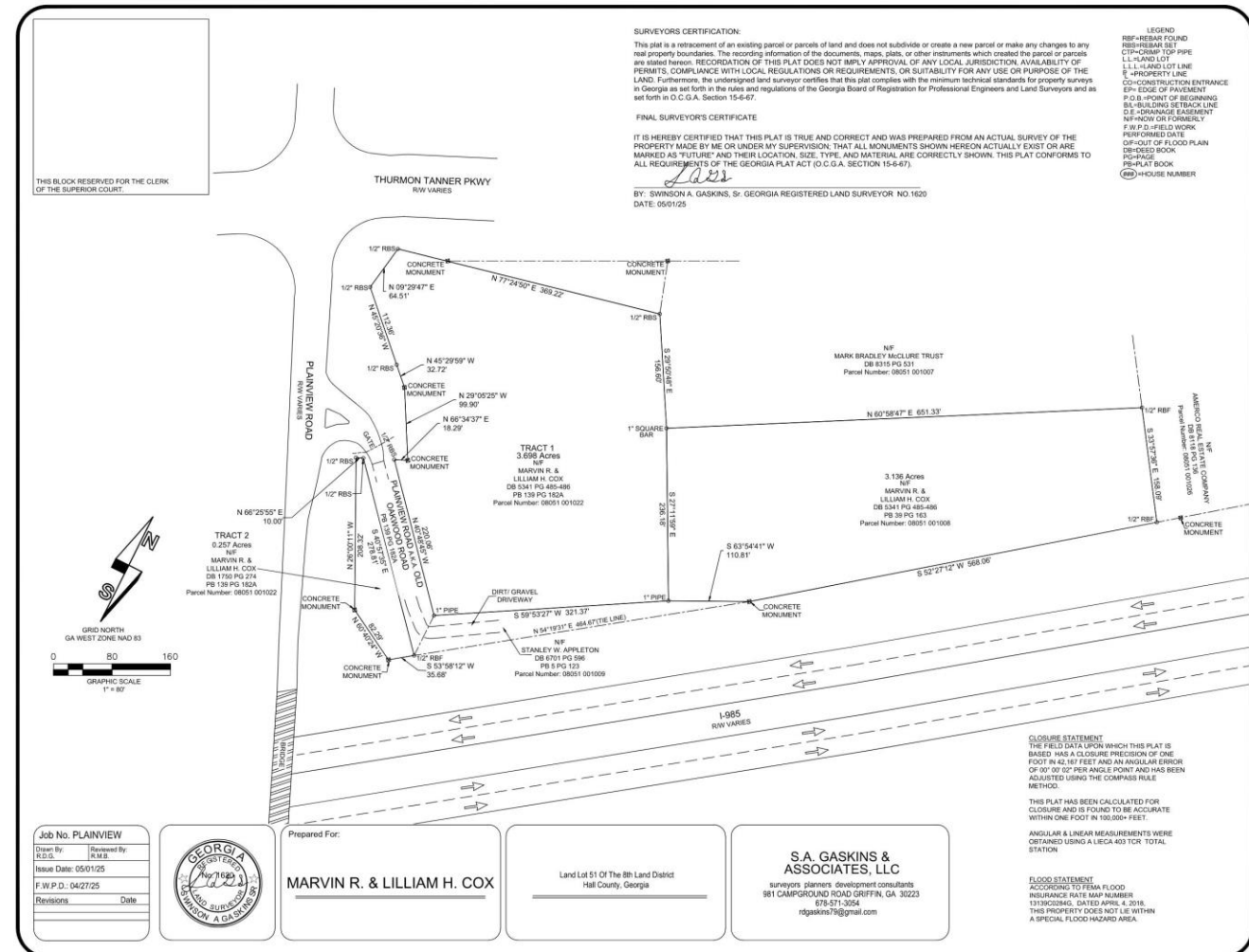
REZONING REQUEST



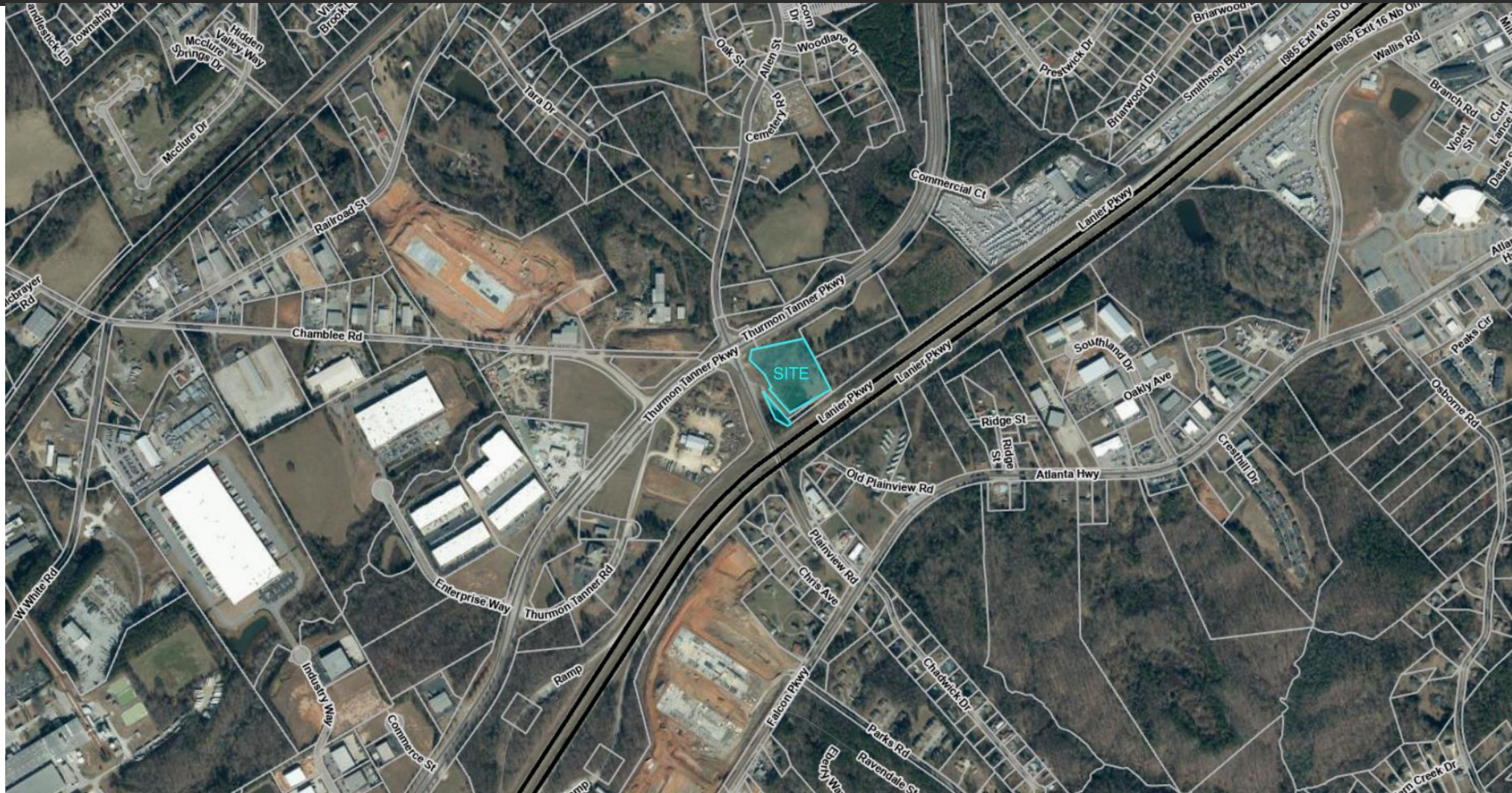
- On behalf of Reed Creek Food Mart, LLC, we are submitting a request for the rezoning of the property located at 4797 Plainview Rd, in Hall County, GA. We are requesting the rezoning of the subject property from R-1 (Residential 1) to I-1 (Light Industrial) to allow for the development of two stand alone buildings consisting of a proposed convenience store with fuel sales, including both gasoline and diesel, and a retail building with multiple units.



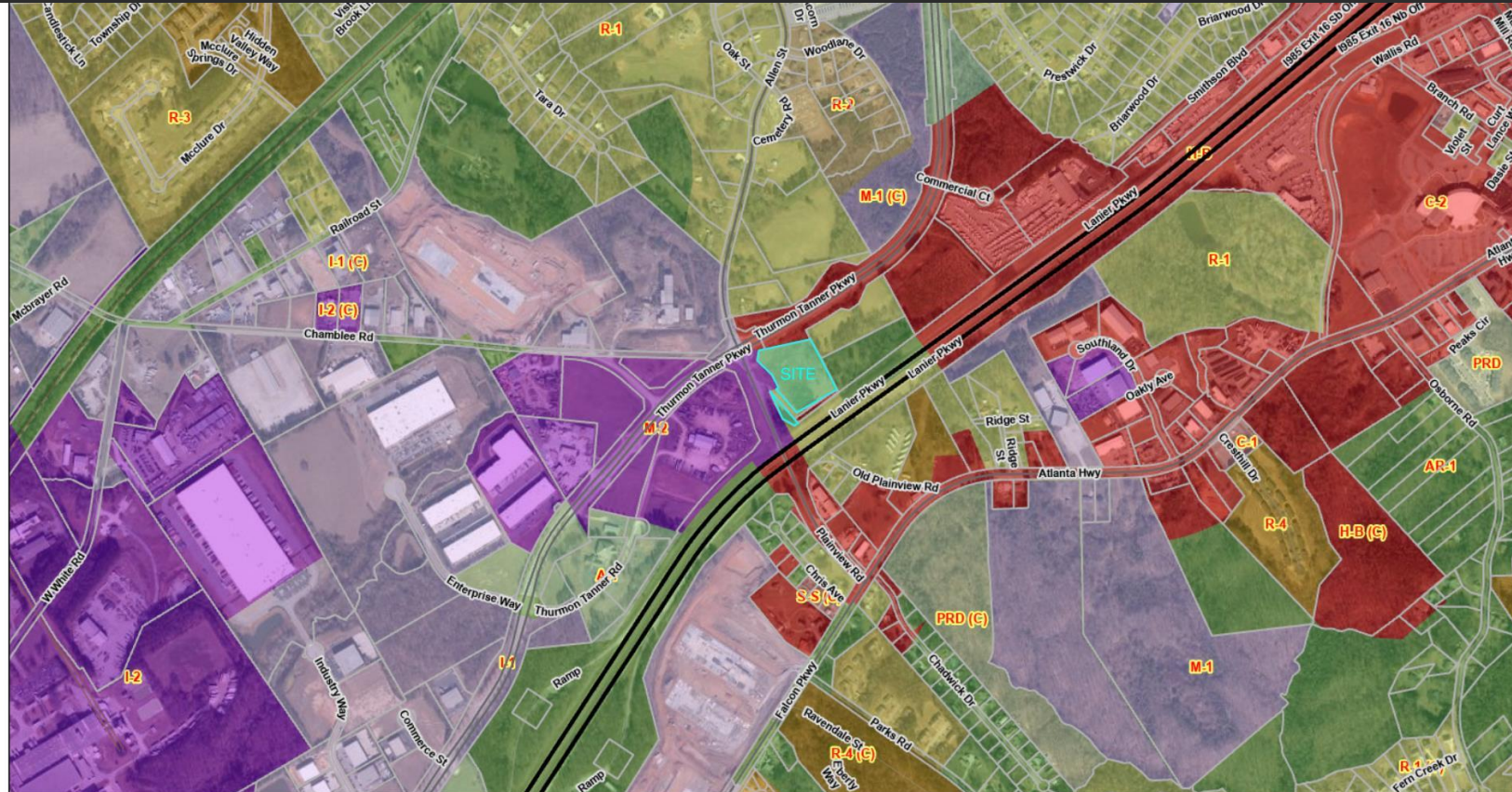
ON-SITE SEPTIC



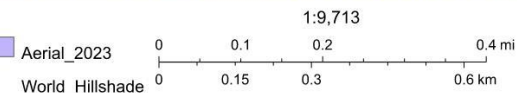
AERIAL OF SURROUNDING AREA



ZONING MAP WITH AERIAL

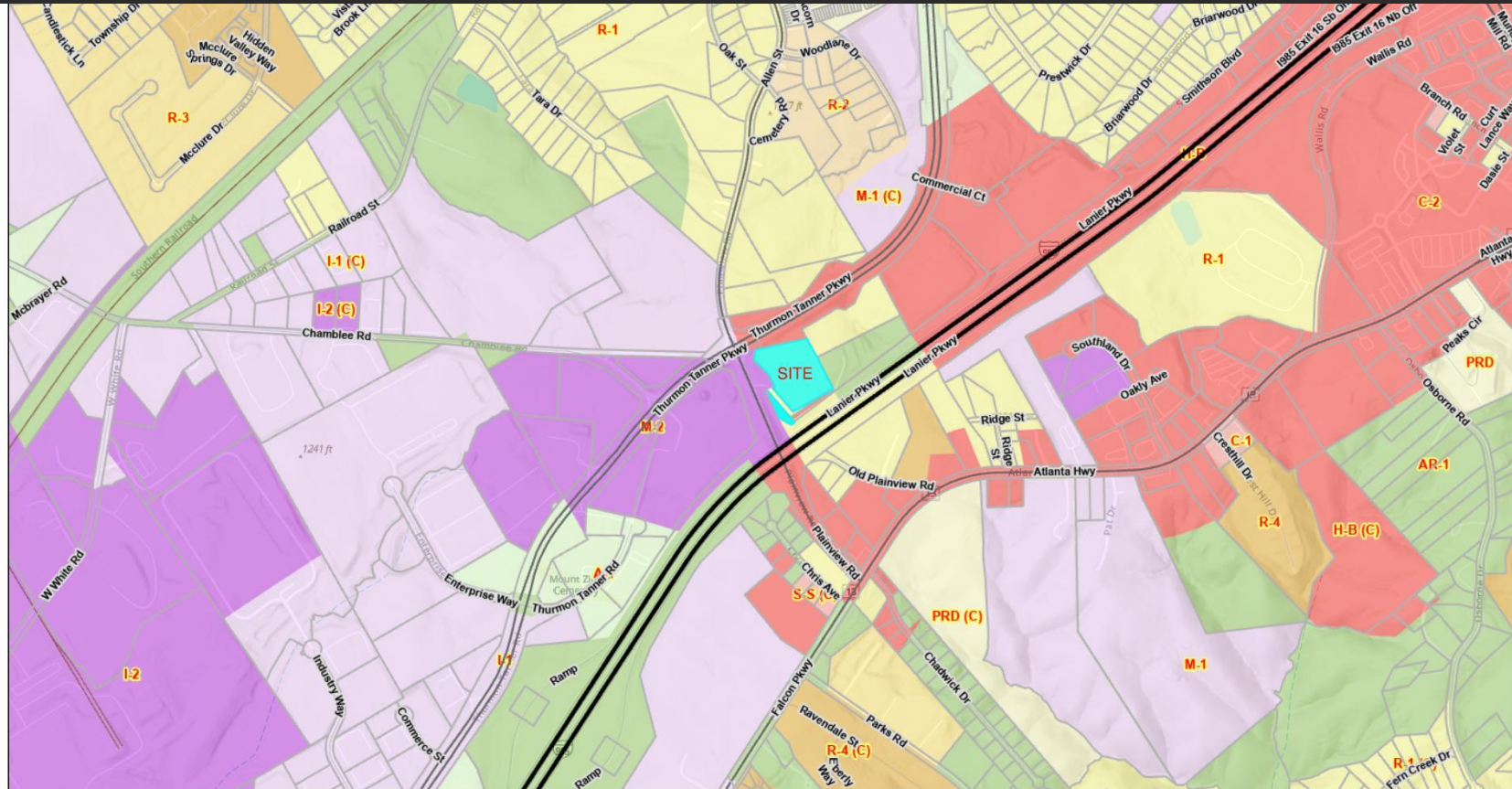


10/10/2025, 10:16:18 AM



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Hall County GIS

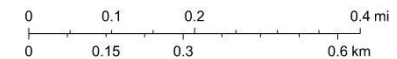
ZONING MAP



10/10/2025, 10:20:59 AM

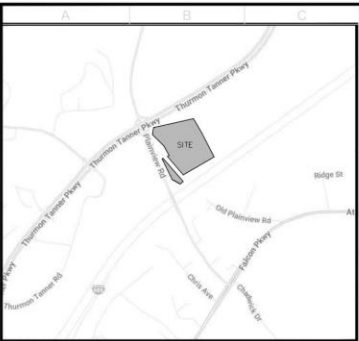


1:9,713



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Hall County GIS

SITE PLAN:

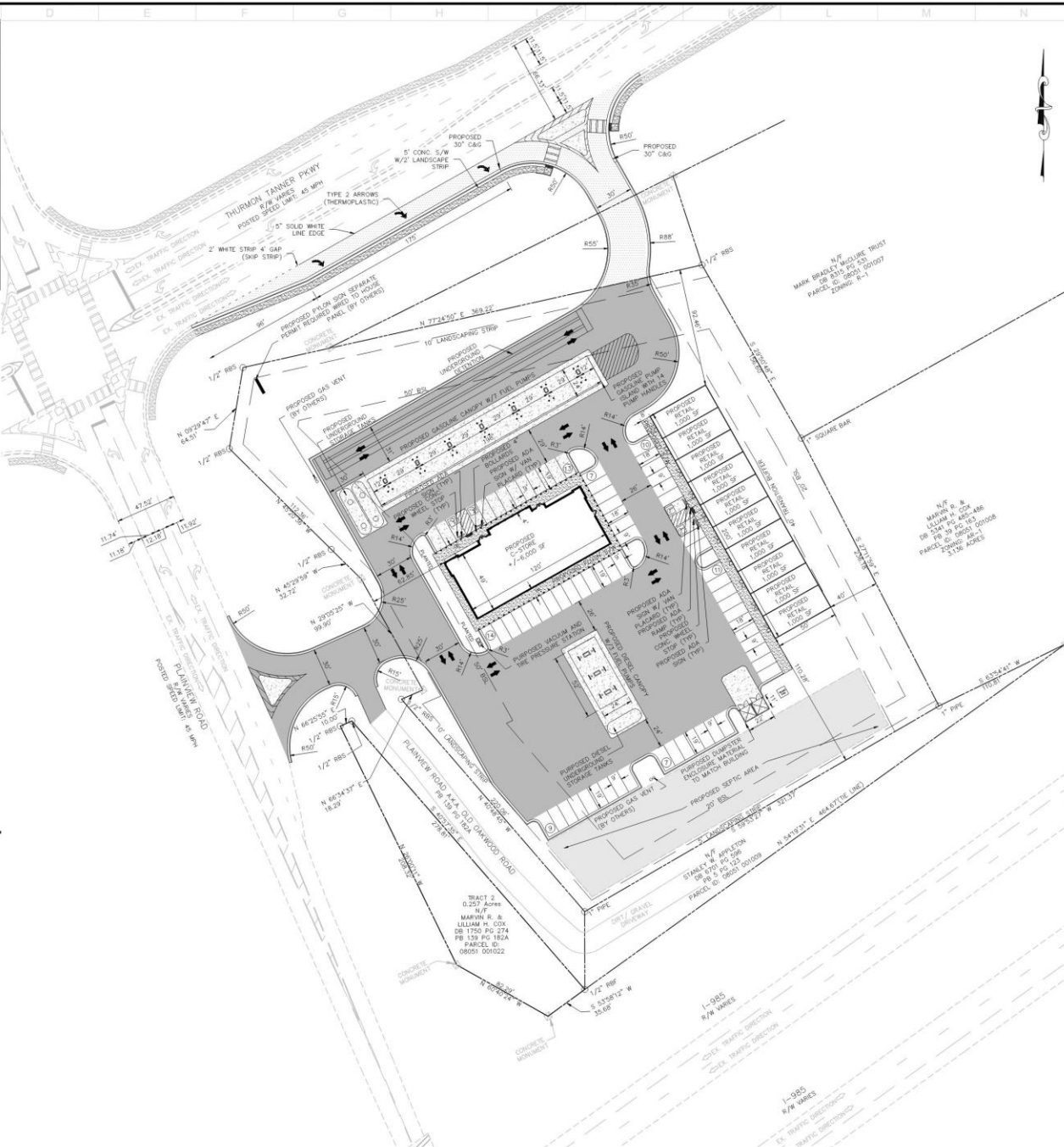


VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (V) AS SHOWN ON F.U.R.M. COMMUNITY PANEL NUMBER 1332002945, DATED 04/04/2018.

LEGEND

PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
PROPOSED STANDARD DOT PAVING	
DOT PAVING	
LANDSCAPE STRIP/SETRACK LINE	
PROPERTY LINE	
CURB & GUTTER	
WATER METER	
TRANSFORMER PAD	
ADA RAMP	
SIGN	
CONCRETE WHEEL STOP	
ADA PARKING SYMBOL	
DIRECTIONAL ARROWS	
24" STOP BAR	
PROPOSED LIGHT POLE	



24-HOUR CONTACT: ASIF LAKHANI 832.640.4862

SITE DATA

PARCEL ID: (REFERENCE)	080501 000102
EXISTING LAND USE	INDUST
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION	R-1 RESIDENTIAL 1
PROPOSED ZONING CLASSIFICATION	I-1 LIGHT INDUSTRIAL
OVERLAY DISTRICT	GATEWAY OVERLAY
CURRENT LOCAL JURISDICTION	HALL COUNTY
FLOOD ZONE CLASSIFICATION	X

BUILDING DATA

C-STORE BUILDING AREA	41,000 SQ. FT.
GROUND FLOOR AREA	
SECOND FLOOR AREA	210,000 SQ. FT.
TOTAL BUILDING COVERAGE	± 9.96X
MAX BUILDING HEIGHT (BY CODE)	30 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (NORTH)	50 FEET	SEE PLAN
REAR (SOUTH)	20 FEET	SEE PLAN
SIDE (EAST)	20 FEET	SEE PLAN
SIDE (WEST)	50 FEET	SEE PLAN

PROPOSED PARKING DATA

COUNTY PARKING REQUIRED:	64 SPACES
RETAIL SERVICE/SALES (1,000-10,000 SQFT)	
4 SPACES FOR EACH 1,000 SQUARE FEET	
FUEL PUMPS (14)	14 SPACES
1 SPACE FOR FUEL PUMP	
14 EXISTING PUMPS	
TOTAL REQUIRED	78 SPACES
PROVIDED PARKING	64 SPACES
STANDARD SPACES 9'x14'	
ACCESSIBLE SPACES 9'x14' (REQUIRED)	4 SPACES
TOTAL PARKING PROVIDED	71 SPACES

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: S.A. GASKINS & ASSOCIATES, LLC.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SPACES AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GEORGIA DOT SPECIFICATIONS.

130 E. MAIN STREET
SUITE 204
CANTON, GA 30114
470-863-1070

8/22/2025
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

The ACORN AT PLAINVIEW RD
4797 PLAINVIEW RD
4797 PLAINVIEW RD, CANTON, GA 30566
LL 51 - DISTRICT 8, PARCEL # 080501 001022

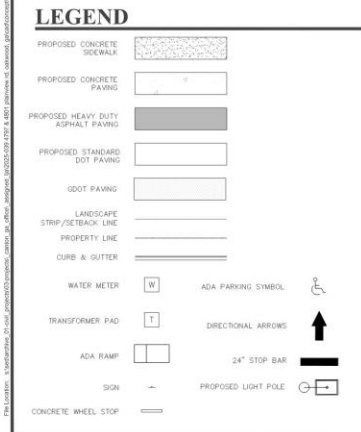
REED CREEK FOOD MART, LLC
1176 LANFORD DRIVE SW, LEBUR, GA 30047
ASIF LAKHANI 832.640.4862

ISSUE DATE
8/22/2025

PROJECT NUMBER
2025-039

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1



SITE DATA			
PARCEL ID (REFERENCE)		000001 000002	
EXISTING LAND USE		VACANT	
PROPOSED LAND USE		COMMERCIAL STORE WITH FUEL SALES AND REPAIRS	
CURRENT ZONING CLASSIFICATION		R-1 RESIDENTIAL 1	
PROPOSED ZONING CLASSIFICATION		L-1 LIGHT INDUSTRIAL	
OVERLAY DISTRICT		GATEWAY OVERLAY	
CURRENT LOCAL JURISDICTION		HALL COUNTY	
FLOOD ZONE CLASSIFICATION			
BUILDING DATA			
C-STORE BUILDING AREA		86,000 SQ. FT.	
METAL BUILDING AREA			
OILS FLOOR AREA		40,000 SQ. FT.	
TOTAL BUILDING COVERAGES		14,500 SQ. FT.	
MAX BUILDING HEIGHT (BY CODE)		8' 0" MAX 50 FEET	
DIRECTION			
DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK	
FRONT (SOUTH)	50 FEET	SEE PLAN	
REAR (NORTH)	50 FEET	SEE PLAN	
SIDE (EAST)	50 FEET	SEE PLAN	
SIDE (WEST)	50 FEET	SEE PLAN	



TREINIS
ARCHITECTURE

PH: 404.954.0806
EMAIL: TREINIS@GMAIL.COM
WWW.TREINIS.COM



PLAN NORTH

"THE ACORN AT
PLAINVIEW RD"
NEW C-STORE
BUILDING DESIGN

4797 PLAINVIEW
RDOAKWOOD,
GA 30566

L. STUDIOS: 100% FOR DESIGN
REV. DATE REVISIONS



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DRAWING TITLE:
PROPOSED
EXTERIOR
ELEVATION

ISSUE DATE:

DRAWN BY:

CHECK NUMBER:

A1.00



1 | PROPOSED C-STORE BUILDING FRONT ELEVATION

SCALE: 1/8"=1'-0"

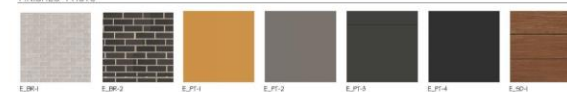


1 | PROPOSED C-STORE BUILDING FRONT ELEVATION

SCALE: 1/8"=1'-0"

FINISH SCHEDULE				
SYMBOL	KEY	ITEM	MANUFACTURER	DESCRIPTION
	E_PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 6501 GOLDEN RULE
	E_PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7011 SAKINLET GRAY
	E_PT-3	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7001 IRON ORE
	E_PT-4	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 6250 TRICORN BLACK
	E_SS-1	DRIVIT OR EG		COLOR TO MATCH E_PT-2
	E_SS-2	DRIVIT OR EG		COLOR TO MATCH E_PT-4
	E_SD-1	CONCRETE COMPOSITE SIDING	NICHBA	SERIES: VINTAGEWOOD, COLOR: REDWOOD
	E_SB-1	LOW DRICK VENER	GLEN-GERRY	SILVER CITY HIREGUT, WITH LIGHT GREY GROUT
	E_SB-2	DARK DRICK VENER	GLEN-GERRY	ASPHALT KLAYGOAT, WITH DARK GREY GROUT
	E_ML-1	METAL CANOPIES	TED	DARK BRONZE WITH ACCENT STRIP TO MATCH PT-1

FINISHES PHOTO



2 | EXTERIOR FINISHES

QUESTIONS & CONCERNS