



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Assistant Director of Planning & Development

Date: May 28, 2024

Subject: **402 McConnell Drive | Reestablishment of a nonconforming use | on a 0.22± acre tract | Proposed Use: Automobile repair and maintenance | Randy Matheny, applicant**

The request before you is the request of Randy Matheny for a reestablishment of a nonconforming use to allow automobile repair and maintenance. This item is located within Commission District 4.

At their May 6, 2024 meeting, the Hall County Planning Commission voted to recommend approval with fifteen (15) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

Planning Commission Conditions:

1. No new development is approved in this applicant's request; however, in the future all new development shall be compliant with development standards as applicable at the time of plan approval.
2. All maintenance and repair of vehicles shall be conducted indoors.
3. No unregistered or junk vehicles shall be permitted to be stored onsite.
4. Any business sign shall be in conformance with the current Hall County sign standards.
5. Prior to the issuance of a business license for automotive detailing, documentation shall be provided detailing how wastewater is to be disposed of because sewer service is not available.
6. Prior to the issuance of a business license, an existing septic system evaluation is required.
7. Prior to the issuance of an occupancy permit, there shall be a six (6) foot height solid wood fence or masonry wall installed to provide adequate visual screening next to residential zoning.

8. Prior to the issuance of any building permits, a recorded plat shall be required.
9. All conditions of zoning shall be made part of any plat created for this property.
10. Hours of operation shall be Monday through Friday from 8:00am-6:00pm and Saturday from 8:00am - 3:00pm.
11. No more than twelve (12) vehicles awaiting repair shall be stored onsite and vehicles shall be stored in designated (striped) parking spaces. Vehicles awaiting repair shall not be stored for longer than thirty (30) days.
12. Parking in the right-of-way is prohibited.
13. Prior to the issuance of a business license, a site visit shall be conducted by Hall County Planning staff to verify the number and location of vehicles awaiting repair.
14. Pursuant to [2.60.060](#). – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
15. All vehicles shall be parked inside the fencing referencing site plan dated February 24, 1987 and submitted on March 13, 2024.