



AGENDA ITEM

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

REPORT TO: Work Session (06/10/24)

REPORT TO: Voting Meeting (06/13/24)

ITEM NO: 322/2024

SUBJECT: 402 McConnell Drive | Reestablishment of a nonconforming use | on a 0.22± acre tract located on the west side of McConnell Drive, approximately 186 feet from its intersection with Mimosa Street | Zoned R-II, Tax Parcel 00133 010011 | **Proposed Use: Automobile repair and maintenance** | Commission District 4 | **Randy Matheny, applicant**

Meetings:

Work Session Date: 06/10/24

Voting Meeting Date: 06/13/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

402 McConnell Drive | Reestablishment of a nonconforming use | on a 0.22± acre tract located on the west side of McConnell Drive, approximately 186 feet from its intersection with Mimosa Street | Zoned R-II, Tax Parcel 00133 010011 | **Proposed Use: Automobile repair and maintenance** | Commission District 4 | **Randy Matheny, 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
AD	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report

Application
Narrative
Site Plan
Photos of Property
Maps
2017 BOC Approval Letter
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photo