



AGENDA ITEM

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

REPORT TO: Work Session (11/12/24)

REPORT TO: Voting Meeting (11/14/24)

ITEM NO: 571/2024

SUBJECT: **5820 McEver Road | Amend Conditions of Zoning** | on a 3.57± acre tract located on the west side of McEver Road at its intersection with Lights Ferry Road | Zoned H-B, Tax Parcel 08119 000003 | **Proposed Use: Gas station and convenience store** | Commission District 2 | **Nabeel Group of Companies, Inc, applicant** NOTE: Tabled at the September 10, 2024 Voting Meeting until the October 10, 2024 Voting Meeting. NOTE: Tabled at the October 10, 2024 Voting Meeting until the November 14, 2024 Voting Meeting.

Meetings:

Work Session Date: 11/12/24

Voting Meeting Date: 11/14/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan received June 14, 2024, and as described in the project narrative dated June 14, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be served by sewer provided by the City of Flowery Branch.
3. A fence, a minimum of 8 feet in height with barbed wire on top, shall be constructed on a berm, a minimum of 3 feet in height, along the entirety of the rear property line adjacent to Silverthorn Subdivision. The property buffer shall be 50 feet. Landscaping shall be a minimum of 8 foot tall evergreens staggered in two rows on four foot centers and shall not be disturbed during construction.
4. The fence shall not be constructed of wood. It shall be opaque and constructed out of PVC, vinyl chain link, or a similar material.
5. The applicant shall continue the screening behind the proposed convenience store with fast-growing evergreens from the northeastern corner and following the proposed driveway to the western boundary line.
6. All development shall adhere to the Gateway Corridor standards and all building materials and color shall be submitted to and approved by the Hall County Director of Planning and Zoning.
7. The convenience store shall close at 10:00 p.m. and no deliveries shall take place after 10:00 p.m.
8. The developer shall coordinate with the Hall County Engineering Department to provide a sidewalk adjacent to both McEver Road and Lights Ferry Road rights-of-way. Sidewalk width and design shall align with future road improvement plans.
9. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met.
10. The access along McEver Road shall be located such that it allows tax parcel 08119 000003A clear ingress and egress from that parcel's residential driveway.
11. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.
12. All conditions of zoning shall be made a part of any plats or construction plans created for the project.

Purpose of Request:

5820 McEver Road | Amend Conditions of Zoning | on a 3.57± acre tract located on the west side of McEver Road at its intersection with Lights Ferry Road | Zoned H-B, Tax Parcel 08119 000003 | **Proposed Use: Gas station and convenience store** | Commission District 2 | **Nabeel Group of Companies, 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
Request to Table
Application
Updated Narrative
Original Narrative

Updated Site Plan (rec'd 10/29/2024)
Updated Site Plan
Original Site Plan
Maps
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign Photos
Public Comment - Opposition - Joe Vinson
Public Comment - Opposition - Winn Fletch
Notice Sign Photos