

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Mustaq Moosa

Request **Rezone** | from Agricultural Residential 1 (AR-1)
to Planned Commercial Development (PCD)

Proposed Use Commercial development

Size 6.38± acres

Zoning **Current:** Agricultural Residential 1 (AR-1) |
Proposed: Planned Commercial Development
(PCD)

Location **5709 McEver Road** | Tax parcel 08111 003005

Commission District Two

Planning Commission Dates March 17, 2025
February 17, 2025
January 21, 2025

Staff Recommendation **Approval**, with conditions, as the proposed use
is consistent with the future land use
designation of “Business Nodes and Corridors”
in the Comprehensive Plan.

Record Number HZON24-0024

Planning Commission Recommendation **Approval, with conditions**

Vote: 5-0

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated February 25, 2025, and as described in the project narrative dated November 25, 2024, and other application documents, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Hall County Engineering. Any costs associated with these improvements shall be the responsibility of the developer.

3. Building elevations shall substantially conform to the submitted renderings. Final review and approval of building elevations and materials is subject to the Director of Planning and Zoning or their designee.
4. 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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
6. Prior to the issuance of any building permits, a transitional buffer as defined in the Unified Development Code shall be installed and maintained along the perimeter of the development (both Phases 1 and 2 combined) as shown on the site plan.
7. The car wash and self-storage uses, identified as special uses within the Gateway Corridor Overlay District, are approved as part of this development.
8. The wall mural as proposed in the application documents is approved as part of the development. Final review and approval shall be subject to the Director of Planning and Zoning, or their designee.
9. Prior to the issuance of any sign permits, the developer shall submit a master design package for all signage to be reviewed and approved by the Director of Planning and Zoning, or their designee.
10. No parking spaces shall be designated immediately adjacent to the rights-of-way of McEver Road and/or Lights Ferry Road. The number of required parking spaces for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.
11. The hours of operation shall be as follows:
 - a. Car wash: 6:00am to 9:00pm
 - b. Convenience store, restaurant, and retail: 5:00am to 11:00pm
 - c. Self-storage facility: 5:00am to 12:00am

Excerpts from the March 17, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request including the revisions to the updated site plan in response to the board's concerns from the February 17, 2025 Planning Commission Meeting.

Public Forum:

As the public hearing was held at the February 17, 2025 Planning Commission meeting, the public hearing was not reopened at this meeting.

Motion: A motion to approve, with conditions was made by Stan Hunt and seconded by Johnny Varner. Vote: 5-0

Conditions:

1. The property shall be developed in accordance with the site plan dated February 25, 2025, and as described in the project narrative dated November 25, 2024, and other application documents, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Hall County Engineering. Any costs associated with these improvements shall be the responsibility of the developer.
3. Building elevations shall substantially conform to the submitted renderings. Final review and approval of building elevations and materials is subject to the Director of Planning and Zoning or their designee.
4. 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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
6. Prior to the issuance of any building permits, a transitional buffer as defined in the Unified Development Code shall be installed and maintained along the perimeter of the development (both Phases 1 and 2 combined) as shown on the site plan.
7. The car wash and self-storage uses, identified as special uses within the Gateway Corridor Overlay District, are approved as part of this development.
8. The wall mural as proposed in the application documents is approved as part of the development. Final review and approval shall be subject to the Director of Planning and Zoning, or their designee.
9. Prior to the issuance of any sign permits, the developer shall submit a master design package for all signage to be reviewed and approved by the Director of Planning and Zoning, or their designee.
10. No parking spaces shall be designated immediately adjacent to the rights-of-way of McEver Road and/or Lights Ferry Road. The number of required parking spaces for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.
11. The hours of operation shall be as follows:
 - a. Car wash: 6:00am to 9:00pm
 - b. Convenience store, restaurant, and retail: 5:00am to 11:00pm
 - c. Self-storage facility: 5:00am to 12:00am

Excerpts from the February 17, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Mustaq Moosa, 105 Foe Creek Court, Roswell, presented the request. The applicant is requesting to rezone a 6.38± acre tract from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) for a commercial development including a convenience store with fuel pumps, car wash, retail stores, and a self-storage facility. The subject property also falls within the Gateway Corridors Overlay District (GCOD) and is currently developed with a single-family residence constructed in 1951 and two accessory structures built in 1999 and 2008. Per the submitted site plan and narrative, the subject property will be developed in two phases, with the development of Phase Two being dependent on the availability of public sewer from the City of Flowery Branch.

Public Forum:

Eric Linton, 6086 Lights Ferry Rd, Flowery Branch, spoke in opposition. Concerns were stormwater runoff towards his property, light pollution, and late hours of operation.

Rebuttal

The applicant addressed the stormwater runoff concern by stating that the detention pond will be built on the property at the lowest point so that all water runoff will be directed to and managed by the pond. The applicant stated that they will be working with engineers to also have a hydrology study conducted to ensure stormwater is managed properly. The applicant further stated that they intend to follow all GCOD standards for lighting, which require downward directed non-spill lighting.

Planning Commission Comments:

Mr. Braswell asked Beth Garmon, Planning and Zoning Director, to explain the GCOD lighting standards, which require all lighting to be downward directed and non-spill. Mr. Braswell and Mr. Hunt inquired about the applicant's intended hours of operation. The applicant stated that the car wash would operate from 6:00am to 9:00pm, the convenience store from 5:00am to 11:00pm, and the self-storage facility could be limited to 5:00am to 12:00pm due to the board's aversion to a 24-hour operation. All retail establishments would be subject to the same hours as the convenience store. Mr. Braswell asked whether boats could be stored at the self-storage facility. The applicant clarified that the facility would be enclosed and was intended solely for household items. Mr. Sosebee inquired if the self-storage building would be gated and access-controlled. The applicant confirmed that only renters would have access via codes and key cards. Mr. Hunt asked if any storage units would have exterior access, to which the applicant responded that all units would be interior-accessed and climate-controlled. Regarding the conceptual rendering, Mr. Hunt requested clarification on the proposed mural, noting that murals are not permitted under the Unified Development Code (UDC) unless a variance is granted. The applicant explained that the mural would represent Hall County and confirmed he was seeking a variance. Mr. Braswell then addressed parking regulations, explaining that the UDC does not allow parking between primary buildings and the right-of-way. He noted that a reduction in required parking could be considered if the site plan were adjusted to remove parking directly along McEver Road and Lights Ferry Road. To allow time for these adjustments, Mr. Braswell proposed tabling the item while keeping it on

the same Board of Commissioners agenda for March 27, 2025. He also stated that the public hearing portion would remain closed on March 17, 2025.

***Motion: A motion to table to March 17, 2025 was made by Stan Hunt and seconded by Frank Sosebee
Vote: 4-0 (Varner absent)***

Excerpts from the January 21, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request. Ms. Greenway stated the applicant would like to table to the February 17th Planning Commission meeting.

A

Motion: A motion to table to February 17, 2025 was made by Stan Hunt and seconded by Johnny Varner. Vote: 4-0 (Sosebee absent)

B

Motion: A motion to table to February 17, 2025 was made by Stan Hunt and seconded by Johnny Varner. Vote: 4-0 (Sosebee absent)

Following the January 21, 2025 meeting, the application was adjusted from a rezone and a special use for the Highway Business (H-B) and Gateway Corridor Overlay District (GCOD) designations to a rezone for a Planned Commercial Development (PCD) designation.

NOTE: Staff report was published on February 10, 2025 and is based on the proposed development dated November 20, 2024. See memo dated March 10 for staff analysis of the revised site plan dated February 25, 2025.

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated November 20, 2024, and as described in the project narrative dated November 25, 2024, and other application documents, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Hall County Engineering. Any costs associated with these improvements shall be the responsibility of the developer.
3. Building elevations shall substantially conform to the submitted renderings. Final review and approval of building elevations and materials is subject to the Director of Planning and Zoning or their designee.
4. 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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments,

including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.

5. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.

The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

Phase One:

1. **Section 8.6.3.H – Prohibited Signs** – Notwithstanding any other provision of this Sec. 8.6., the following signs are prohibited: Wall murals.
 - The applicant has provided renderings that appear to include a mural on the convenience store. **This does not meet the standard.**
2. **8.6.12.C. – Number of Signs** – One monument sign is allowed along each street that the lot has frontage on, unless otherwise specified in Sec. 8.6.14 or Sec. 8.6.15.
 - The applicant is proposing three monument signs, one on McEver Road and two on Lights Ferry Road. **This does not meet the standard.**
3. **6.2.5.C.E- Parking Lot Design** – Off street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
 - The applicant is proposing parking areas between the principle buildings and McEver Road and Lights Ferry Road. **This does not meet the standard.**

Phase Two:

4. **6.2.5.A.2 – Width of Transitional Buffer** - Where a commercial zoning district abuts property zoned for single-family residential, multi-family residential or agricultural use, the width must be at least 25 feet.
 - Phase 2 does not include transitional buffers along the southern and part of the eastern boundaries of the development area where adjacent to residentially-zoned parcels. **This does not meet the standard.**
5. **6.2.5.C.E- Parking Lot Design** – Off street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
 - The applicant is proposing a parking area between the principle building and Lights Ferry Road. **This does not meet the standard.**

Summary Analysis

The applicant is requesting to rezone a 6.38± acre tract from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD). The subject property also falls within the Gateway Corridor Overlay District (GCOD) and is currently developed with a single-family residence constructed in 1951 and two accessory structures built in 1999 and 2008.

The surrounding properties are zoned and developed as outlined below:

- North: Planned Commercial Development (PCD): The property is currently undeveloped; however, zoning is approved for a restaurant and shopping center (ZON1985-00015 & ZON1987-00007).
- South: Agricultural Residential 1 (AR-1): Developed with single-family residences.
- East: Agricultural Residential 1 (AR-1): Developed with single-family residences.
- West: Agricultural Residential 1 (AR-1): Developed with single-family residences & Highway Business (H-B): 6127 Lights Ferry Road (Tax Parcel 08119 000222) - Development with boat and RV storage (ZON2019-00039) & 5820 McEver Rd (Tax Parcel 08119 000003) currently undeveloped; however, zoning is approved for a convenience store and gas station (ZON2021-00076).

Per the submitted site plan and narrative, the subject property will be developed in two phases, with the development of Phase Two being dependent on the availability of public sewer from the City of Flowery Branch.

The table below illustrates the proposed uses within Phase One and Phase Two:

<u>Phase One</u>	<u>Phase Two</u>
Convenience store – 6,156 square feet	Car wash – no square footage provided
One gas canopy with 8 pump stations	Climate controlled self-storage – 71,550 square feet (3-story)
Office building – 2,400 square feet	Restaurant – 2,625 square feet
Retail building – 9,450 square feet	

Three access points are proposed:

- One full access on McEver Road.
- One right-in, right-out access on Lights Ferry Road closest to its intersection with McEver Road.
- One full access on Lights Ferry Road

A Trip Generation Study, prepared by SEI Engineering, Inc. on April 4, 2024, was submitted; however, no recommendations were provided in the report.

According to the site plan, Phase Two of the development includes a 30 foot landscape buffer along the southern property line and the narrative states that the existing vegetation within the required buffer will be preserved. However, along the portion of the eastern property line adjacent to 5685 McEver Road, the site plan depicts a 10 foot transitional buffer. Section 6.2.5.A.2 of the Transitional Buffer

Requirements stipulates that when a commercial zoning district abuts property zoned for single-family residential, multi-family residential, or agricultural use, the buffer must be at least 25 feet in width.

Per the submitted site plan, Phase One will include 78 parking spaces with 5 designated as ADA parking spaces. Parking for Phase Two shows 54 spaces with 3 designated as ADA spaces. However, the number of storage units has not been provided so the minimum required parking spaces, per Table 8.1.1- Required Parking, cannot be determined at this time.

The table below compares Phase One and Phase Two parking requirements to Table 8.1.1- Required Parking:

Phase	Proposed	Required	Complies	Notes
One	78 spaces including 5 ADA spaces	78 minimum spaces	Complies	Retail: 4 spaces per 1,000 square feet Office: 3 spaces per 1,000 square feet Fuel Pumps: 1 space per pump
Two	54 spaces to include 3 ADA spaces	Undetermined as the overall number of self-storage units has not been provided.	Undetermined	Office: 1 space per 300 square feet Restaurant: 1 space per 100 square feet of indoor floor area. Storage units: 1 per 20 units Car Wash: None

The applicant is proposing three monument signs as part of this application but has not submitted a comprehensive master sign plan. The proposed monument signs include:

- One internally illuminated monument sign dedicated to fuel prices, to be located at the access point on McEver Road.
- A second internally illuminated monument sign dedicated to fuel prices, to be located at the right-in, right-out access on Lights Ferry Road.
- A third monument sign displaying the business names of tenants, to be located at the full access point on Lights Ferry Road.

Per Section 8.6.12.C, one monument sign is allowed along each street. The applicant has indicated that additional signs for individual tenants will be determined based on the needs of the users and will adhere to Hall County’s ordinances and regulations. Additionally, the applicant has submitted concept renderings that incorporate wall murals as part of the design. However, wall murals are prohibited per Section 8.6.3.H of the Hall County Ordinance.

Per the narrative, the proposed stormwater basin will be designed to serve the entire development. In Phase One, an on-site sewage management system will be utilized. Once public sewer service becomes available, the on-site system will be phased out, and both Phase One and Phase Two will be connected to the public sewer system.

Water service is available from the City of Gainesville as described in an email dated July 22, 2024, and sanitary sewer services will be provided by private septic system.

Several exceptions have been identified as part of this request. Any deficiencies identified as part of the plan will be required to comply with the requirements of the PCD code sections unless specially granted by the Board in the conditions of approval.

The non-residential development standards are compared with the Gateway Corridors Overlay District standards in the table below

Standard		Compliance	Proposed	Notes
6.2.5.A - Transitional buffers	Phase 1	N/A	None	No transitional buffers required for this phase
	Phase 2	Deficient*	10 foot buffer on east side adjacent to residential property	A 25-foot transitional buffer is required adjacent to residential property. Buffers shall comply with GCOD standards.
6.2.5.B – Additional landscape and screening standards	Phase 1 & Phase 2	Complies	10-foot landscape strip along street frontages	10 foot landscape strip identified along McEver Road and Lights Ferry Road
6.2.5.C – Parking lot design	Phase 1 & Phase 2	Deficient*	Parking is located between proposed structures and McEver Road and Lights Ferry Road	The majority of the parking spaces are located between a principle building and road. An exception is requested. Parking lot design (6.2.5.C.2.e)
6.2.5.D – Outdoor lighting	Phase 1 & Phase 2	Unknown	Unknown	Shall comply with GCOD standards.
6.2.5.E – Interparcel access	Phase 1 & Phase 2	Complies	Interconnectivity is supported within the development	The applicant has proposed interconnectivity

				within the development
6.2.6 – Architectural standards	Phase 1 & Phase 2	Unknown	Per submitted renderings	Building materials not specified, however, renderings appear to comply with GCOD standards.
6.2.7 – Signs	Phase 1 & Phase 2	Deficient*	Three freestanding signs	One freestanding monument sign per street frontage permitted.
Note: Items marked with an asterisk (*) do not conform to 6.2.5 or are unspecified in the application.				

Based on the future land use plan, staff finds the requested zoning designation *is consistent* with the Hall County Comprehensive Plan future land use designation of “Business Nodes and Corridors.” The intent of this future land use designation should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should incorporate the Quality Development Principals, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The property’s future land use designation is Business Nodes and Corridors, which supports higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that a Planned Commercial Development will adversely affect adjacent properties. Nearby and adjacent parcels are currently developed with commercial uses.**
- c) Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property has reasonable economic use as currently zoned; however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**

- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposed rezoning is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service. Phase One will be served by the City of Gainesville for water and sanitary sewer services will be provided by private septic system. Phase Two is dependent on future sewer availability.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is consistent with the Comprehensive Plan future land use designation of Business Nodes and Corridors, which supports higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is currently developed with a single-family residence constructed in 1951 and two accessory structures built in 1999 and 2008.**
- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Hall County Public Works has a planned project for the intersection of McEver Road and Lights Ferry Road which will incorporate a roundabout and realignment of Lights Ferry Road. These changes may or may not affect the use and development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Commercial Development (PCD). Per the Hall County Unified Development Code, Planned Development Districts are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposal is not out of scale with the needs of the county as a whole.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support commercial uses based on the Future Land Use Map, although the development as proposed would require approval by the Board of Commissioners regardless of the location.**
- o) Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

The intent of a Planned Development District (PD) is to permit for the development of property which allows for greater flexibility in development standards and site planning considerations; is in the best interest of Hall County in terms of its long-range development plans; and encourages a mixture of uses which without proper design and planning might not be compatible with surrounding uses or zoning districts. A Planned Commercial Development (PCD) is designed to provide for the maximum attainable commercial usage of property while employing the best aspects of site planning and development controls to insure; protection of surrounding residential uses; safe access by motorists; minimum traffic congestion; and a development which is consistent with long-range plans of the county.

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement, and the applicant understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
2. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
 - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal does provide a**

narrative outlining the intent of the request; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2

- b. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal meets this requirement.**
 - c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**
3. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated January 16, 2025, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements if sewer is not available to the property. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Phase 2 will require connection to public sewer. Food Service permit/plan review will be required for any proposed restaurant."

Hall County Fire Marshal

In an email dated January 16, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated:

- 1) If approved the site development plan will have to include a water service utility page showing the underground fire line, additional fire hydrant(s) and fire service vault location for the required fire protection system to be installed in the 3 story self serve storage building and possibly the 9,450 SF retail space depending on use.
- 2) The 3 story self serve storage building will be required to pass an emergency responder radio frequency test, failure of testing will require a class A bi-directional antenna system to be installed for emergency radio communications.
- 3) The site and all proposed buildings will have to meet fire code.
- 4) The Hall County Fire Marshal's Office may have additional comments during the plan review process.

Hall County Public Works and Utilities

In a memorandum dated January 17, 2025, from Director of Public Works and Utilities, Bill Nash, stated the following:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

Driveways will need to meet Hall County Engineering standards.

Coordination required regarding future roundabout project at McEver Road and Light Ferry Road.

Additional right-of-way may be required.

Proposed McEver Road driveway may become right-in/right-out only with the roundabout project

Utilities:

Flowery Branch sewer/septic.

Georgia Department of Transportation

In an email dated January 13, 2025, Henry K. Stevens, E.I.T., D1TO Civil Engineer 2, stated that GDOT coordination is not required.