



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

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PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**To:** Hall County Planning Commission  
**From:** Beth Garmon, Director of Planning & Zoning  
**Date:** March 7, 2025  
**Subject:** **5709 McEver Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a 6.38± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-1: Tax Parcels 08111 003005 | **Proposed Use: Commercial development** | Commission District 2 | **Mustaq Moosa, applicant**

Dear Planning Commission,

At the February 17, 2025, Planning Commission meeting, the board voted to table the application of Mustaq Moosa to rezone from AR-1 to PCD for a commercial development. The request was tabled to allow the applicant to provide an updated site plan that addressed the designated parking areas directly along the frontage of McEver Road and Lights Ferry Road, which conflicts with the Hall County Unified Development Code.

On Thursday, February 27, 2025, an updated site plan was provided to Planning staff with the following changes:

1. Parking is no longer designated along the right-of-way of McEver Road and Lights Ferry Road.
2. A 15 foot transitional buffer with a solid 6 foot wall along the area of the development proposed to be used for a car wash.
3. Identified the location of the monument signs on McEver Road and Lights Ferry Road.

### **Excerpts from the minutes of 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.

#### **Public Forum:**

**Eric Linton, 6086 Lights Ferry Rd, Flowery Branch**, spoke in opposition. Concerns were stormwater run off 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 Ms. 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)**