



AGENDA ITEM

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

REPORT TO: Work Session (04/07/25)

REPORT TO: Meeting (04/08/25)

ITEM NO: 190/2025

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** Note: Tabled at the March 27, 2025 Voting Meeting until the April 8, 2025 Voting Meeting.

Meetings:

Work Session Date: 04/07/25

Voting Meeting Date: 04/08/25

Executive Summary:

Presenter: BG

Recommendation:

Approval.

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

Purpose of Request:

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Proposed Use: Commercial development | Commission District 2 |
Mustaq Moosa, 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
JR	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Staff Report - Memo for Revisions
Application
Narrative
Updated Site Plan - Rec'd 4/7/2025
Site Plan
Plat
Maps
Elevations
Deed
Legal Description
Traffic Study
Environmental Health Comments
Water Availability
Public Works Comments
GDOT Comments
Fire Comments
Public Comment
Notice Sign