



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (06/09/25)

REPORT TO: Voting Meeting (06/12/25)

ITEM NO: 323/2025

SUBJECT: **2905 McEver Road | Amend Conditions of Zoning** | in GCOD on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | **Proposed Use: Expansion of vehicle sales and vehicle repair, major** | Commission District 2 | **Fady Hanna, applicant**

Meetings:

Work Session Date: 06/09/25

Voting Meeting Date: 06/12/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. The property shall be developed in accordance with development standards enforced at the time of site plan approval, modified as necessary for compliance with conditions herein.
2. Hours of operation shall be Monday through Friday, 8:00 a.m. – 6:00 p.m., Saturday: 10:00 a.m. – 2:00 p.m., Sunday: closed.
3. The maximum number of vehicles on site for sale and service shall not exceed fifty (50) or as otherwise limited by the number and location approved by the Fire Marshal and other applicable development standards per the Hall County Unified Development Code (UDC).
4. All vehicles awaiting repair must be parked in designated spaces located on the southeast side of the property, as indicated on the submitted site plan dated February 13, 2025. No vehicles awaiting repair shall be parked in any spaces adjacent to McEver Road.
5. All parking in the right-of-way of both the road and railroad is prohibited.
6. Customer and employee parking shall be designated on site in accordance with the site plan submitted as part of the zoning application.
7. No junk vehicles, scrap materials, or parts shall be stored in such a way as to be visible on the site. All materials utilized in the service of vehicles shall be stored in an enclosed building. No outside storage of equipment or materials is allowed. Additionally, no storage of boats or recreational vehicles shall be allowed on the property.
8. Any change or additions to signage shall adhere to GCOD standards.
9. 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, the Fire Marshal, and Hall County Engineering.
10. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

History:

2905 McEver Road | Amend Conditions of Zoning | in GCOD on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | **Proposed Use: Expansion of vehicle sales and vehicle repair, major** | Commission District 2 | **Fady Hanna, applicant**

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
 Application
 Narrative
 Site Plan
 Plat
 Maps
 Deed
 Legal Description
 2011 Board of Commissioners Letter
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Fire Comments
 Notice Sign