



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: May 27, 2025

Subject: **2905 McEver Road | Special use |** to amend conditions of zoning in GCOD | on a 1.00± acre tract | Zoned H-B; Tax Parcel 07300 000003A | **Proposed Use: Expansion of vehicle sales and vehicle repair, major | Fady Hanna, applicant**

The request before you is from Fady Hanna for a special use to amend conditions of zoning for vehicle sales and vehicle repair, major. This item is located within Commission District 2.

At their May 5, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with ten (10) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the “Business Nodes and Corridors” future land use classification within the Comprehensive Plan.

Public Comments:

- May 5, 2025 HCPC: **No comments were submitted** in advance of the meeting and **no one spoke during the public hearing.**
- April 21, 2025 HCPC: **No comments were submitted** in advance of the meeting. Request was tabled to May 5, 2025.

Planning Commission 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.