



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: June 9, 2025

Subject: **3625 McEver Road | Special Use |** to amend conditions of zoning | on a 11.10± acre tract | Zoned PCD (GCOD); Tax Parcel 08032 000006 | **Proposed Use: Outdoor storage and expansion of services | Thomas L. Elliott III, applicant**

The request before you is from Thomas L. Elliott III for a special use for outdoor storage and expansion of services. This item is located within Commission District 4

At their May 19, 2025 meeting, the Hall County Planning Commission voted to recommend **approval with fifteen (15) conditions (4-0, Varner absent).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the previous zoning and the commercial nature of the surrounding properties.

Public Comment:

- May 19, 2025 HCPC: **No comments** were submitted in advance of the meeting and **no one spoke** during the public hearing.
- April 7, 2025 HCPC: **No comments** were submitted in advance of the meeting and **two (2) people spoke** during the public hearing. One in opposition and the other in favor of the application.

Planning Commission Conditions:

1. Development is approved as generally shown on the submitted site plan dated February 10, 2025 and described in the project narrative dated March 4, 2025 and supplemental narrative dated May 2, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The buffers shall be protected in perpetuity by a deed that follows the property. The removal or modification of this condition shall require action by the Board of Commissioners (BOC).

3. A 200 foot undisturbed buffer shall be maintained along the right-of-way adjacent to Pleasant Hill Road.
4. Office hours of operation shall be from 9:00 am – 6:00 pm, Monday - Saturday and there shall be no tenant access onto the property from 12:00 am – 5:00 am, Monday - Sunday.
5. The developer shall provide supplemental plantings to provide screening along the portion of the tract abutting McEver Road. Supplemental plantings shall be subject to the approval of the Director of Planning and Zoning or their designee.
6. There shall be no ingress and egress along Pleasant Hill Road.
7. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Official 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.
8. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
9. A 6-foot tall opaque fence shall be installed along the southern property line of the development abutting residentially zoned parcels. The fence shall be completed within 90 days of approval of this zoning request and before the issuance of any other business licenses for the subject property.
10. A maximum of 91 parking spaces may be used for outdoor storage for items such as vehicles, boats, recreational vehicles, and trailers. Spaces adjacent to the right-of-way of McEver Road shall not be used for the storage of vehicles of any kind. Only temporary parking for customers and employees shall be permitted in front of the existing office space.
11. All outdoor storage and parking spaces shall be paved with asphalt or concrete and no other outdoor storage is allowed other than those noted in the previous conditions.
12. There shall be no junk or inoperable vehicles in any space designated for outdoor storage.
13. Parking of a maximum of two U-Haul Vehicles in front of the existing office building shall be permitted.
14. The office operations of Cardinal Construction shall be the only business permitted other than the office operations of the storage facility.
15. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and

disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."