



AGENDA ITEM

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

REPORT TO: Work Session (06/23/25)

REPORT TO: Voting Meeting (06/26/25)

ITEM NO: 368/2025

SUBJECT: **3625 McEver Road | Amend Conditions of Zoning** | on a 11.10± acre tract located on the east side of McEver road approximately 708 feet from its intersection with Hilldale Road | Zoned PCD (GCOD); Tax Parcel 08032 000006 | **Proposed Use: Outdoor storage and expansion of services** | Commission District 4 | **Thomas L. Elliott III, applicant**

Meetings:

Work Session Date: 06/23/25

Voting Meeting Date: 06/26/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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."

Purpose of Request:

3625 McEver Road | Amend Conditions of Zoning | on a 11.10± acre tract located on the east side of McEver road approximately 708 feet from its intersection with Hilldale Road | Zoned PCD (GCOD); Tax Parcel 08032 000006 | **Proposed Use: Outdoor storage and expansion of services** | Commission District 4 | **Thomas L. Elliott III, 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
KE	BG	WLI	CR

Clerk
JR

- Attachments:**
- Board Memo
 - Recommendation Report
 - Application
 - Supplemental Narrative
 - Narrative
 - Site Plan
 - As Built Survey
 - Plat
 - Maps
 - Site Photos
 - Landscape Site Photos
 - Deed
 - 2023 Site Plan
 - 2023 Board of Commissioners Letter
 - Environmental Health Comments
 - GDOT Comments
 - Public Works Comments
 - Fire Comments
 - Notice Sign