



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
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Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: September 16, 2022

Subject: Application of Dhaval Patel to rezone from Vacation-Cottage (V-C) to Planned Commercial Development (PCD) on a 1.13± acre tract located on the west side of McEver Road at its intersection with Pemmican Run; a. k. a. 1050 McEver Road; Zoned V-C; Tax Parcel 08005 000044 (pt.). Proposed use: auto rentals and outdoor storage. Commission District 2.

The application before you is a request to rezone a portion of 1.143-acre parcel with split zoning of Vacation Cottage (V-C) and Planned Commercial Development (PCD). The applicant is seeking to expand a conditional use which would not be allowed in the V-C portion of the property.

A separate item for the conditional use is on this agenda. Although they can be heard simultaneously, each item should be voted on separately.

At their September 6, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following one (1) condition:

- 1. Should the applicant add any additional impervious surface, the applicant shall work with Hall County Public Works and utilities to ensure that the property is in compliance with stormwater management requirements prior to the uses being issued and permits to begin operation.*

There were two (2) written comments in opposition submitted in advance of the Planning Commission meeting and two (2) people spoke in opposition during the public hearing on September 6, 2022.

There have been no changes to the request since the Planning Commission took action.