



# Hall County Government

PLANNING & DEVELOPMENT

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DIRECTOR  
**Randi Doveton**

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1  
Billy Powell, District 2  
Shelly Echols, District 3  
Jeff Stowe, District 4

**From:** Randi Doveton, Director

**Date:** September 16, 2022

**Subject:** Application of Dhaval Patel to amend conditions of a Planned Commercial Development (PCD) on a 2.68± acre tract located on the west side of McEver Road at its intersection with Pemmican Run; a. k. a. 1050 McEver Road; Zoned PCD & V-C; Tax Parcel 08005 000044. Proposed use: auto rentals and outdoor storage. Commission District 2.

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The application before you seeks approval to expand an existing conditional use of truck rental to allow auto rentals and to allow the outside storage and display of utility structures. This is an amendment to the approval received in 2017 to allow 3 budget rental trucks on the property. The property is within the Gateway Corridor and this application is seeking to bring the property into compliance because the utility structures are already on site.

**This item can be heard with the associated rezoning application but motions and votes should be made separately for each item.**

At their September 6, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following four (4) conditions:

1. *No tractor trailer parking shall be allowed on site.*
2. *There shall be a total of eight (8) Budget Rental trucks a maximum of ten (10) Avis Rental cars.*
3. *Shall install a 20 foot buffer of fast growing trees to be approved by the county staff along Pemmican Run to the Georgia Power Easement to the rear of the property, also on the right hand lot line from the 40 foot setback line to the beginning of the Georgia Power Easement and a privacy fence a minimum of eight feet tall on the left lot line from the center line of the GA power easement to the northernmost*
4. *There shall be no sale of sheds on the property and shall be removed.*

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.