



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning and Development

Date: April 24, 2023

Subject: **5303 Browns Bridge Road | Use Subject to County Commission Approval | on a 1.04± acre tract | Proposed use: used auto/boat sales and repair | Ali Sadegh, applicant.**

The request before you is the request of Ali Sadegh for a Use Subject to County Commission Approval for used auto/boat sales and repair. This item is located within Commission District 2.

At their April 3, 2023 meeting, the Hall County Planning Commission voted to recommend approval with ten (10) conditions **(4-0, Sosebee absent)**.

There were **no written comments** submitted in advance of the Planning Commission meeting and **one person spoke in opposition during the public hearing**.

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

Planning Commission Approval Conditions:

1. The development shall generally occur as depicted on the site plan modified and dated April 3, 2023 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request except for those listed below:
 - a. Gravel parking shall be permitted where shown on site plan presented by Planning Commission.
 - b. A 10-foot landscape strip shall be required only between the driveway accessing Browns Bridge Road and the intersection of Browns Bridge Road and Whitmire Drive.
 - c. Black or green vinyl-coated chain link fencing shall be permitted around the area designated as "Sales Lot" at the northwest corner of the lot.

2. The end user shall use the site for either automotive sales and repair or boat sales and repair. The property shall not be used as a storage facility, other than automobiles or boats being serviced or for sale.
3. The development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, [17.420](#)). No variances are granted from these standards, other than those shown on the site plan with the modified date of April 3, 2023.
4. Any outdoor lighting on the premises shall be full cut-off downlight.
5. The vehicle parking areas shall be paved with either asphalt or concrete.
6. A 25-foot undisturbed landscape buffer shall be maintained along the property lines adjacent to residentially zoned property, per the requirements of [17.420.050](#).
7. Pursuant to Board of Commissioners' action, [17.380.130.E.8](#), the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.
8. All conditions of zoning shall be made part of any plats created for the property.
9. The following uses shall be deleted from the Highway-Business permitted uses:
 - a. Bus stations
 - b. Drive-in theaters
 - c. Motels, hotels
 - d. Subdivisions
 - e. Family day care home
 - f. Group day care home
 - g. Construction trailers
 - h. Adult establishments
10. All Hall County development standards, including stormwater management regulations, shall apply. It is the responsibility of the developer to obtain all required permits and approvals.