

NARRATIVE

Applicant seeks Conditional Use Permit to utilize the property located at 5303 Browns Bridge Road, Gainesville as a location for used car and/or boat sales.

History of Use. The property, when owned by a previous owner, was utilized as a boat dock building and repair facility and as a boat repair facility. This was a permitted use at the time. At some point a previous tenant apparently began using the property as a boat storage facility. Boat storage is not permitted under the current zoning. This previous owner also allowed the business permit for the boat dock repair facility to lapse. The current owner acquired the property in January, 2022. A copy of the Vesting Deed is attached as an exhibit.

Current Zoning. Property is zoned Highway Business. The property is located on Browns Bridge Road would therefore fall under the Gateway Corridor Overlay District.

Surrounding Zoning/Uses. Property surrounding the tract is a mixture of Highway Business, Planned Commercial Development and Residential. There is also a mixture of uses in the area. There is a large boat and RV storage yard directly across the street. There are also boat and car repair facilities in the immediate area. There is a gas station and convenience store with several other retail sites nearby as well as various other retail sites. Residential sites are also located along Brown's Bridge Road in the vicinity.

Current Site Description. There are two (2) buildings located on the property. There is an office building fronting Browns Bridge Road, which is a two-story building with each floor having an approximate of 1,600 square feet. The second building on the property is located to the rear and is a mechanic shop, containing about 2,400 square feet.

Sewer/Septic. The site is not served by public sewer. Applicant has also enclosed a copy of paperwork from the Hall County Health Department indicating the location of the septic system. The front building on the site is connected to the septic system. The building in the rear is not. No cars will be parked on the area where the septic system is located.

Proposed Use. Applicant intend to use the site for the retail sales of used cars and/or boats. The applicant has included a current survey of the property. Applicant has also enclosed a drawing on the survey depicting areas where Applicant intends to park cars or boats that will be listed for sale in the future. There is space to park approximately thirty (30) cars. This area is currently part concrete, part asphalt and part grass. Applicant will intend to gravel any areas that are currently grass before parking cars on the site.