



## AGENDA ITEM

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

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**REPORT TO:** Work Session (05/08/23)

**REPORT TO:** Voting Meeting (05/10/23)

**ITEM NO:** 218/2023

**SUBJECT:** **5303 Browns Bridge Road | Use Subject to County Commission Approval** | on a 1.04± acre tract located on the south side of Browns Bridge Road at its intersection with Whitmire Drive | Zoned H-B; Tax Parcel 08080 003018 | **Proposed use: used auto/boat sales and repair** | Commission District 2 | **Ali Sadegh, applicant.**

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### Meetings:

**Work Session Date:** 05/08/23

**Voting Meeting Date:** 05/10/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**5303 Browns Bridge Road | Use Subject to County Commission Approval** | on a 1.04± acre tract located on the south side of Browns Bridge Road at its intersection with Whitmire Drive | Zoned H-B; Tax Parcel 08080 003018 | **Proposed use: used auto/boat sales and repair** | Commission District 2 | **Ali Sadegh, 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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
RD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>		<b>Clerk</b>
WLI	CR		JR

**Attachments:**

Board Memo  
Recommendation Report- CUP  
Recommendation Report- Var  
Application  
Original Narrative  
Updated Narrative  
Original Site Plan  
Updated Site Plan  
Maps  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photo