



July 31, 2023

Hall County Planning and Zoning
Conditional Use Application

RE: Letter of Intent

To Whom it May Concern:

I represent Mr. Duran who wishes to submit an application for a conditional use for a Used Car Sales business on 1.708 acres located at 2122 Browns Bridge Road, Tax parcel 00122 001021. The property is currently zoned Highway Business, and on his behalf, I am requesting a condition use for the sale of used cars for this parcel. The property is currently used for a towing service that is operated by the owner as Diaz Towing. Mr. Diaz will continue to operate a towing service and will use the back lot for parking vehicles and Mr. Duran will use the front lot for used car sales. The property was previously used as Brothers Auto mechanic shop.

The site currently has lighting so no additional lighting is anticipated. The site currently has existing parking areas and no additional parking is proposed. The site currently has an existing billboard sign. A simple sign on wood post is anticipated for the used car sales establishment. No other site improvements are expected at this time to support the proposed use. Delivery of inventory will typically be by flat bed truck and be two vehicles at a time. The site is currently served by public water and sewer service.

The site is currently bordered by Lester's Paint and Body Shop to the east and Global Motor Sports Used Cars to the west.

I respectfully request that you grant Mr. Duran this conditional use.

Sincerely,
Atlas Technical Consultants, Inc.


Donald Rex Jones, RLS
Survey Manager