



October 12, 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 conditional use for the sale of used cars for this parcel. The property is currently used for a towing service that is operated as Diaz Mechanic and Towing shop. This site is permitted under business license HBUSR23-0987 and was last renewed in February 7, 2023. The site itself is owned by Mr. Joe E. Hatcher of Helen, Georgia. Mr. Diaz will continue to operate a mechanic shop and towing service and will continue to use the back lot for his currently permitted business. This is an existing gravel yard. Mr. Duran is proposing to use the front of the lot for used car sales which is all of the existing paved parking area. The property was previously used as Brothers Auto mechanic shop. The building has an existing glass front structure and the back of the building is block masonry construction.

The site currently has existing lighting and no additional lighting is anticipated. Photos of the existing lighting have been provided to the county. The site currently has 14 existing parking areas. Mr. Duran is proposing to stripe an additional area of the existing paved parking lot to bring the total parking space count to 21 based on the submitted site plan. This will provide a total of 2 employee spaces for Diaz Mechanic Shop and Towing, 2 employee spaces for Chabelita Used Cars and 8 spaces for customer parking based on the building having 1517 square feet of retail space.

The site currently has an existing billboard sign which is leased to an advertising company and is not used in relation to the existing businesses. No signs are proposed at this time for Chabelita Used Cars. Mr. Duran is aware that this business is located in the Gateway corridor and should he desire to install a sign, it will be required to meet the requirements for Gateway corridor signs. 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. This type of delivery truck carries one vehicle on its back and one vehicle towed behind. The length of this delivery system is 40' long. There is adequate room for the delivery truck to offload vehicles on the parking lot. The length of the delivery truck is shown on the site plan for reference. The delivery vehicle will have access to the gravel impound yard and be able to turn around without backing into traffic so as not to create a safety hazard.

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 , Global Motor Sports Used Cars to the west and Kerns Towing Service to the north.

This is basically a request to grant the operation of a used car sales business out of an existing facility that was constructed in years past. Thank you for your consideration in this matter.

Sincerely,
Atlas Technical Consultants, Inc.



Donald Rex Jones, RLS
Survey Manager



Anael Dominguez (CDI: Planning)

From: John Estelle (CDI: Building Inspection)
Sent: Thursday, October 12, 2023 3:17 PM
To: Katie L. Greenway (CDI: Planning)
Subject: 2122 Bridge Road

Katie , this building has an office that could be used as an 3rd suite , this office has its own entrance from the outside , as well as access to the restrooms .

Thank you

John Estelle
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Hall County Community Development and Infrastructure
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