

Rezoning Narrative Report

Brown's Bridge Tire Shop Conditional Use

Owner & Developer: Luis Hermosillo
3140 Keith Bridge Road
Cumming, GA 30041

2/12/2025

Brown's Bridge Road Tire Shop

Purpose

This report explores the possibility of obtaining a conditional use for a 0.60 acre tract off Browns Bridge Road in Hall County. The tract is currently vacant and zoned H-B. The applicant wishes to build a tire shop on the property and since H-B zoning doesn't intrinsically allow tire shops the owner wants to apply for a conditional use. The tire shop development will adhere to all Hall County ordinances.

This plan should be considered conceptual in nature, and certain modifications may be necessary on the design of the preliminary plat and construction documents for the project. Modifications may include specific building and parking lot alignments and other improvements to adjust for field conditions. It is understood that land uses shown herein will not change, and only one building will be built.

Land use consists of one metal building on the 0.60 acres. The building and development will conform to Hall Gateway Corridor Overlay District requirements. The project will be served by City of Gainesville water and an individual sewage disposal system (septic). Trash will be placed in a dumpster located at the back of the parking lot and screened as per regulations.

One driveway will provide access to the project and will need to meet current GDOT standards.

Site Characteristics

The site is 0.60 acres, mixed vegetation and open area and currently vacant. Topographically, the site drops approximately 14' from the northeast corner to the southwest.

During an on-site investigation, no apparent rock or wetland areas were visible. There do not appear to be any state waters associated with the

property but all County and State regulations governing state waters will be adhered to if required.

Currently, access to the property will be from Browns Bridge Road. The driveway apron will be built to GDOT standards.

Water is provided by the City of Gainesville. The nearest fire hydrant appears to be off Sherri Drive to the west.

Cultural Requirements

The subject acreage is in Hall County, Georgia, and is currently zoned H-B (as confirmed by Hall County Planning Department). The owner proposes to apply for a conditional use for the purpose of developing a tire shop.

The required building setbacks for H-B zoning are 30' from the right-of-way of Browns Bridge Road or 55' from the centerline whichever is greater for the front, 20' from the side property lines, and 10' from the rear property line. The development will conform to these existing setbacks.

A 10' landscape strip is required along the property frontage.

Proposed Land Use

The subject property is surrounded on all sides by H-B zoned properties, with some non-adjacent AR-III zoned properties further to the west and south. To the east is property owned by Midgard Storage and some storage units have been built east of Sherri Drive.

The proposed conditional use will be for the purpose of building an approximately 3,200 s.f. building for use as a tire shop and mechanic's shop. Services provided will be changing of tires and everyday automobile service tasks. There will be no tire recapping done in the facility. No dismantled or wrecked vehicles will be kept on the site. The shop will be served by an approximately 7,266 s.f. parking lot. Handicap parking will be on a concrete pad.

Operating hours for the facility will be from 7:00 to 6:00 on weekdays and Saturdays. The tire shop will be closed on Sundays.

The property will be enclosed by a chain link security fence gated at the driveway entrance. The fence will be covered with a black or green vinyl coating.

Browns Bridge Road Corridor Overlay District Requirements

The development will observe all the Browns Bridge Road Gateway Corridor Overlay District requirements as per Hall County ordinances.

Street trees will be planted within the landscape strip fronting Browns Bridge Road.

Architecture -

Architectural styles shall conform to requirements of the Gateway Corridor Overlay District regulations.

The building will be metal with brick and stucco façade finishes. All building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the Hall County Planning Department staff.

Parking -

The 13 parking spaces shown on the concept plan reflect the owner/applicants past experience at another shop he owns. The Planning Department has indicated the land use falls under Vehicle Repair, Major, which requires 21 spaces. Conceptual design indicates the tract could only accommodate approximately 17 spaces with a 3,200 s.f. building and 21 spaces are not needed for what the owner/applicant plans to offer as per his past experience operating his other location. The 13 spaces include one handicap space.

The owner/applicant is asking for a variance on the number of parking spaces, the location of the parking lot, and using gravel as the surfacing material. The driveway apron will be paved according to Hall County standards. The handicap space and aisle will be concrete or asphalt.

Landscaping -

For the purpose of this conditional use application, Hall County Tree Protection and Replacement and Landscape Ordinances shall be met.

No vegetative buffers are required.

Tree Protection shall adhere to Hall County applicable ordinances. Trees planted or retained shall count towards overall tree density unit requirements. Tree fencing and protection requirements shall be put into place and maintained as per the County's Tree Ordinance.

Infrastructure Improvements -

All utilities, including but not limited to water, power, gas, cable, and telephone, will be underground and meet all applicable standards, and will be installed per regulatory standards in common trenches or conduit before driveway or sidewalk construction. No open cuts shall be allowed in Browns Bridge Road unless requested and/or allowed by Hall County Public Works for tying into existing water main. All open trenches shall be covered at the end of each work day.

Grading & Erosion Control: Construction of the project will abide by the Georgia Manual of Erosion and Sediment Control, latest edition. All necessary Best Management Practices will be used. The project will be developed in accordance with all local, state, and federal regulations, with erosion and sediment control designed specifically for the clearing and grubbing phase, the grading phase, and the stabilization phase.

BMP's and storm water management facilities will be in place and operating as construction proceeds, and inspected and maintained as per all applicable ordinances.

All applicable local, state and Federal erosion and sediment control and stormwater management regulations shall be adhered to.

Low Impact Development practices, such as infiltration swales and bio-retention areas, may be used where practical. These practices serve dual purposes - storm water management and aesthetic appeal.

Where Low Impact Development practices are not enough to mitigate storm water impacts, conventional detention ponds meeting all Hall County standards will be used within the project. The intent is to keep these ponds small, and buffered by vegetation, for a lesser aesthetic impact.

Signage -

One sign would be constructed at the Browns Bridge Road entrance to the property and would meet all current Hall County signage standards. The sign is not planned to be lighted.

All signage, hardscape materials and planting will be subject to review and approval by Hall County planning staff.

The sign area itself will not include any accompanying walls or fencing, except for that portion of a wall that might include the sign facing materials.

Lighting –

There will be pole mounted low level non-spill lighting fixtures placed around the perimeter of the parking lot, and low level non-spill façade mounted lighting fixtures attached to the corners of the building for security purposes.

Attachments:

- Hall County Conditional Use Application
- Concept Plan
- Plat
- Legal Description
- Renderings