



NARRATIVE REPORT
REQUEST FOR REZONING & CONDITIONAL USE
HALL COUNTY, GEORGIA

RE: 0.90 acres located at 1790 Browns Bridge Road, Gainesville, GA 30501
Parcel ID 00123 007015, 00123 007016, 00123 007017

Gerardo Vargas (the “applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning and conditional use approval. This application and proposed use consist of 3 lots at the corner of Browns Bridge Road and Whiting Drive. Parcels 00123 007016 and 00123 007017 are currently zoned H-B. Parcel 00123 007015 is currently zoned R-1. The applicant requests that this parcel be rezoned to H-B as well. The proposed use is automobile body repair in the Gateway Corridor. The applicant requests that this be allowed as a conditional use for the 3 lots.

The property currently has an 8,581 sf building which will be used for the automobile repair. There is existing parking in the front of the building for customers. Since the proposed use is for body repair, there is not a need for many customer parking spaces. The accompanying concept plan shows several parking spaces in the back of the building for repaired cars and cars waiting for repair. The majority of this area is already paved with asphalt.

The concept plan adheres to the H-B zoning standards. These include a 30’ front setback, 20’ side setback, 10’ rear setback, a 10’ landscape strip along Whiting Drive, and a 15’ vegetative buffer adjacent to residential properties on the north and east side of the property. There will be a 6’ opaque fence that will be installed along with the buffer.

The City of Gainesville will provide water and the sewer. There is an existing sign; however, this sign will be replaced with one that adheres to Hall County standards. The applicant would like to place the sign where the current sign is located. The business operation hours will be from 8am to 6pm, Monday through Friday and there will be 30-35 vehicles on-site.

The H-B zoning and intended use is consistent with this area on Browns Bridge Road.

Sincerely,

James Irvin, PE
Engineer for Applicant
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