

2023 Historic Narrative

REVISED NARRATIVE

Applicant seeks Conditional Use Permit to utilize the property located at 5303 Browns Bridge Road, Gainesville as a location for used car and/or boat sales and repairs as well as variances for a gravel parking lot, vegetation buffers along the street and to allow an existing fence.

Proposed Use. Applicant intend to lease the property for use for the retail sales of used cars and/or boats and repairs. Applicant intends to market the property forth either of the approved uses. The applicant has included a current survey of the property. The site is 0.97 acres. There is a 3,840 SF building that will be used as the sales facility and another building of 2,400 SF (plus 300 SF of storage) that will be used as a repair facility.

Since cars sales and repairs and boat sales and repairs utilize space for parking slightly differently, Applicant has included sample site plans for both uses. In either scenario the building along Brown's Bridge Road will be used as the sales office and the building to the rear as a repair facility.

The Boat Sales and Repair Site Plan shows a total of five (5) spaces for customer sales parking, parking area for twenty-two (22) boats in the sales area and sixteen (16) in the boat repair area. All boat repair will be done either inside the existing building designated as "repair shop" on the site plan or within a screened area.

The Car Sales and Repair Site Plan shows a total of five (5) spaces for customer sales parking, parking area for thirty-one (31) cars in the sales area and sixteen (16) in the repair area. All car repair will be done inside the existing repair building.

Both site plans show a "Proposed Gravel Parking Area." This area is currently grass. Applicant will intend to gravel this area. Since the property is in the Gateway Corridor, the Applicant requests a variance to allow the for the gravel parking area.

The site has an existing chain link fence around much of the exterior boundary of the property. The current fencing is depicted on the stie plans. Applicant requests that the existing fencing be allowed to remain in place. This will require a variance from any obligation under the Gateway Corridor Overlay District requirements for solid fencing or for opaque fencing.

Applicant requests a variance from any vegetative buffer required by the Gateway Corridor Overlay District along the streets so as to permit the existing configuration to remain in place.

History of Use. The property, when owned by a previous owner, was utilized as a boat dock building and repair facility and as a boat repair facility. This was a permitted use at the time. At some point a previous tenant apparently began using the property as a boat storage facility. Boat storage is not permitted under the current zoning. This previous owner also allowed the business permit for the boat dock repair facility to

lapse. The current owner acquired the property in January, 2022. A copy of the Vesting Deed has been provide along with the application.

Current Zoning. Property is zoned Highway Business. The property is located on Browns Bridge Road would therefore fall under the Gateway Corridor Overlay District.

Surrounding Zoning/Uses. Property surrounding the tract is a mixture of Highway Business, Planned Commercial Development and Residential. There is also a mixture of uses in the area. There is a large boat and RV storage yard directly across the street. There are also boat and car repair facilities in the immediate area. There is a gas station and convenience store with several other retail sites nearby as well as various other retail sites. Residential sites are also located along Brown's Bridge Road in the vicinity.

Current Site Description. There are two (2) buildings located on the property. There is an office building fronting Browns Bridge Road, which is a two-story building with each floor having an approximate of 1,600 square feet. The second building on the property is located to the rear and is a mechanic shop, containing about 2,400 square feet.

Sewer/Septic. The site is not served by public sewer. Applicant has also enclosed a copy of paperwork from the Hall County Health Department indicating the location of the septic system. The front building on the site Is connected to the septic system. The building in the rear is not. No cars will be parked on the area where the septic system is located.