

NARRATIVE

5303 Browns Bridge Road, Gainesville, GA

Amend conditions of HZCU23-0016

June 27, 2025

This is a request to amend conditions of a Conditional Use Permit (HZCU23-0016), approved May 10, 2023, by the Hall County Board of Commissioners to allow used automobile and boat sales and repair. Specifically, the amendment request is to allow the building along Browns Bridge Road to be used for either or both retail sales and automobile repair, not just automobile or boat sales as previously approved.

Two site plans previously approved showing how the property would be utilized, with respect to parking, depending on whether auto sales and repair or boat sales and repair occurs on site.

Currently an automobile repair business utilizes the 2,400 square foot building located at the rear southwest corner of the property, addressed as 5308 Whitmire Drive.

The building at 5303 Browns Bridge Road was designated for retail sales use only. This request is to allow the flexibility of it being used for automobile repair as well. At this time, a used tire sales and repair shop would like to lease the space. Tire repair would occur within the top floor of the building, approximately 1,600 square feet. The lower floor of the building, accessible from the rear of the property, is used for storage.