

NARRATIVE

5953 Yellow Creek Road, Gainesville, GA

Stover's Certified Auto and Tire

November 18, 2025

Business Description: Stover's Certified Auto and Tire is a locally owned automotive repair and tire service center seeking Conditional Use approval to operate as a rural business from the residential property located at 5953 Yellow Creek Road. This business is currently licensed as a home occupation for mobile repair at this location. The facility will provide essential vehicle maintenance and repair services to residents and businesses in the area, contributing to the local economy and enhancing transportation reliability.

Proposed Location: The rural business will be located at 5953 Yellow Creek Road, Gainesville, GA, a 2.21 acre parcel zoned Agricultural Residential 1 (AR-1). There is a single-family residence on the property, occupied by the owner of the business, and a 1,200 square foot shop building. No more than 1,000 square feet of the shop building will be used for the automotive repair business, per County requirements. No automotive repair activity will occur outside. Screened parking for both customers and vehicles for drop off & appointments will be provided as shown on the site plan. The parking area includes 5 parking spots for customer vehicles for drop off and pick up located below the shop concealed by two 8 foot tall wooden privacy fences.

Services Provided:

- Tire sales, installation, balancing, and alignment
- Brake, suspension, and steering system repairs
- Oil changes and routine maintenance
- Engine diagnostics and electrical system repairs
- Battery replacement and fluid services
- Fleet maintenance for local commercial vehicles

Hours of Operation:

- Monday through Friday: 9:00 AM – 5:00 PM
- Closed on Saturday and Sundays

Community Impact: Stover's Certified Auto and Tire will operate in compliance with all Hall County ordinances and environmental regulations. All repair work will be conducted indoors to minimize noise and visual impact. Waste disposal, including used oil and tires, will be handled by licensed vendors in accordance with EPA and Georgia EPD guidelines.

Zoning Justification: The proposed use aligns with Hall County's Unified Development Code definition and standards for a "Rural Business" (Section 7.8.9.E) and supports local infrastructure by providing accessible vehicle services. The business will not adversely affect surrounding properties and will maintain a clean, professional appearance. No significant traffic increase or environmental disruption is anticipated.

Commitment to Compliance: We are committed to working closely with Hall County Planning and Development to ensure full compliance with zoning, building, and licensing requirements. We will obtain all necessary permits, including signage, fire safety, and occupancy approvals, prior to opening. We propose to have one non illuminated sign no larger than 16 square feet in area and will be located 15 feet from all property lines.