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January 16, 2026

Planning & Zoning Department

**Narrative Report
Request for Conditional Use
Hall County, Georgia**

Gerardo Vargas (the “applicant”) respectfully submits this narrative report to the Hall County Board of Commissioners in support of an application for a conditional use approval. This application and proposed use are located on U.S. 129 also known as Athens Hwy. Parcel 15-00023-00-022 and is currently zoned LI. The proposed use of this property is automobile body repair and mechanical shop.

The subject property is located at 2567 Athens Hwy. Gainesville, Georgia 30507. Our operating hours will be Monday – Friday 8:00am – 7:00pm and Saturdays 9:00am – 4pm. The property comprises approximately 4.17 acres. There are existing parking spaces in front of the building for customers and employees as well as on the side of the building. There are also ample spaces in the back of the building for repaired vehicles and vehicles waiting for repair. Most vehicles will be kept inside the building however some may be stored outside. The existing buildings screen the area where vehicles will be stored.

Appropriate measures will be taken to comply with all county regulations, including landscaping, parking, signage, and operational standards. The applicant is committed to working with Hall County staff to ensure full compliance and to address any concerns raised during the review process.

- **Utilities:** Adequate infrastructure exists to support the proposed use, including water, septic tank, and electricity.
- **Environmental:** The project will comply with all environmental regulations, including stormwater management, erosion control, and preservation of natural features where feasible.
- **Signage:** Our plans are to have signage that will be tastefully placed (on the building) to ensure visibility for customers.
Regarding roadside signage, the applicant proposes to defer the installation of any freestanding signs along U.S. 129/Athens Hwy until further consultation with county officials has taken place.
- **Changing Conditions:** The area surrounding the subject property has experienced significant changes, including new developments, infrastructure improvements,

and shifts in population density, which warrant reconsideration for a conditional use request.

- **Landscaping:** All landscaping will comply with the frontage landscaping requirements of the GCOD. Landscaping along the Athens Highway frontage will be maintained in accordance with applicable regulations. Supplemental decorative landscaping will be installed along the front of the building and prominent corners of the site to enhance the overall visual character of the property.
- **Variance:** Requests to the GCOD standards requiring asphalt surfaces. Customer parking is paved and request remainder of driveways to remain gravel.

The applicant respectfully requests approval of this application and is prepared to provide any additional information needed during the review process.

For further information or questions regarding this application, please contact Gerardo Vargas at (678)989-7468.

Sincerely,

Gerardo Vargas
CEO
Bulldawg Collision