



February 2, 2026

Hall County Planning and Zoning Department
2875 Browns Bridge Road
Gainesville, GA 30504

Re: Special Land Use Permit Narrative
Recreational Vehicle (RV) Ancillary Parts and Repair Service Shop
Subject Property: Parcel ID 15028F000025 & 15028F000026
±3.00 Acres

To Whom it May Concern:

The purpose of this letter is to describe the existing and proposed use of the subject property to accompany the application for the special land use permit.

Existing Conditions:

The project will consist of two (2) separate parcels totaling ±3 acres. Parcel 5028F000025 with an address of 5407 Technology Parkway and Parcel 15028F000026 with an address of 5472 Winder Highway. The property is in Hall County located in the Heavy Industrial, I-2 district. The property lies within Gateway Corridor Overlay District (GCOD) and the Raceway Technology Park. The property is undeveloped and consists of open space-grassed areas. The property contains moderately sloping topography that drains north and northwest. The property fronts State Route 53 aka Winder Highway to the northeast and Technology Parkway to the northwest. An auto collision and repair shop is to the south of the property, and a partially graded lot is located to the southwest. These surrounding properties are zoned Heavy Industrial (I-2) and are similar in use. The front yard setback from the roads will be 50 feet from the right of way. The side yard setback will be 30 feet, and the rear yard setback will be 30 feet from the property line. A 10-foot landscape strip will be required along the perimeter of the property and 20 percent of the property must remain open space. The Raceway Technology Park requires a 30-foot landscape buffer along SR 53. Water, gas, power, and other utilities are available at the site. No sanitary sewer is available for the property. No state waters, wetlands, or special flood hazard areas are located on the site.

Proposed Conditions:

The proposed use will be a recreational vehicle (RV) service shop that provides maintenance and minor repair services for RV ancillary components and parts. The proposed commercial use of the property is allowed in the Heavy Industrial (I-2) district; however, the Gateway Corridor Overlay District (GCOD) requires a special land use permit for minor repair shops to be approved by the Board of Commissioners. The shop will provide retail sales and installation of ancillary RV parts and components for non-driving RV parts. Ancillary parts include but are not

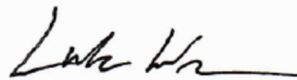
limited to electronics, satellite domes, solar panel kits, refrigerators, hot water heaters, and other RV related appliances. Other repair and upgrade work includes siding, awnings, interior upholstery and flooring, cabinetry, and other similar related interior and exterior work. The business hours will be from 8:00 am to 5:00 pm and the shop will be open Monday through Saturday. A commercial driveway will connect the site to Technology Parkway. The building will be served by a paved parking lot containing 13 standard stalls including a handicap space and 16 RV parking stalls. The proposed building has a ±10,200 sf footprint consisting of retail space, office space, and 6 RV service bays. The maintenance, repair, and upgrade work will be performed in the enclosed service bays of the building. All parts and supplies utilized will be stored inside the building. The shop and parking lot will be secured by a security fence. A gate will be installed at the driveway to secure the property outside of normal business hours. Exterior lighting will be provided on and around the building and in the parking areas for added security. A monument sign will be located at Technology Parkway. A stormwater management pond will be provided in the northwest corner of the site and secured with fencing and an access gate. The site will be served by public water supplied by the City of Gainesville and an on-site sewage management system for disposal of wastewater subsurface. A fire sprinkler system will be required for the building. The building will meet the architectural standards of the GCOD.

One variance is anticipated for the development. The variance includes requesting 13 parking stalls between the building and State Route 53. This is currently not allowed in the GCOD. However, providing parking and handicap stalls near the entrance of the building would be more functional for the business and the customers. The required 30-foot landscape buffer along SR 53 will further screen the parking from SR 53. No adverse effects are anticipated to the adjacent properties as the existing surrounding uses are similar and are more intense than the proposed use. The proposed use will generate low volumes of traffic.

Our office has attended a preapplication development review committee (DRC) meeting with Hall County. Included in this application is an email from Georgia Department of Transportation (GDOT) stating that the proposed driveway connection to Technology Parkway is acceptable. There was a stipulation that the property owner make minor striping and signage improvements at the intersection of Technology Parkway and SR 53. Also included is a letter from the City of Gainesville stating that water service is available for the property.

If you have any questions or if additional information is needed, please let me know. I can be reached at luke@woodlandseng.com or 404-274-3919.

Sincerely,



Luke W. Williams, PE, LEED AP (BD+C)
President

Woodlands Engineering Company, LLC

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