

**STATEMENT OF HARDSHIP**

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

**Describe how each situation listed below relates to your application:**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

The proposed use of the property is vehicular minor repair but the repair is not for passenger vehicles but rather for recreational vehicles (RV). A variance for the reduction of the number of parking spaces is requested based upon a RV repair shop. The size, shape, and topography of the site is not sufficient to provide for 60 RV spaces and it is not warranted for the size of the shop.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship. See the attached sheet for Item 2 statement.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

The use in Table 8.1.1 does not specifically address recreational vehicles but rather passenger vehicles for minor repair shops. The business will only have 6 RV service bays and therefore a reduction in the number of RV parking stalls is requested.

4. Such conditions are not the result of any actions of the property owner.

The main operation of the business will be for RV's not passenger vehicles. The minor vehicle repair use in the Table 8.1.1 in Hall County Ordinance is based upon a passenger vehicle repair center and the number of parking stalls are based upon the number of stalls to be provided for a passenger vehicle per building square footage.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

No substantial detriment to the public good would result from the relief.

***I hereby certify that the above information and all attached information is true and correct.***

Applicant Jonathan Harris

Date 3/9/26

**Item #2:**

The 3/10/26 conceptual site plan depicts the parking calculations based upon the proposed uses of the building. The building will have parking spaces for office, retail, and minor vehicle repair. The minimum required parking calculations based upon Table 8.1.1 show that 2 parking stalls are required for office use (500 sf), 5 parking spaces are required for retail use (1,535 sf), and 60 parking spaces are required for vehicle minor repair use (8,965 sf). This totals 67 standard sized passenger vehicle parking stalls. The total number of employees for all the uses of this business will be 8 employees.

The following is a proposed parking distribution per Table 8.1.1 based upon standard-sized passenger vehicles:

Proposed Parking Distribution for Project (Passenger Vehicle)					
Use	Parking stalls required per Table 8.1.1 based upon use	Proposed Employee Stalls	Proposed Customer Stalls	Proposed Stalls for Vehicle Minor Repair	Proposed Total Standard Stalls
Office	2	1	1	0	2
Retail	5	1	4	0	5
*Vehicle Minor Repair	60	6	0	54	60
<b>Totals</b>	<b>67</b>	<b>8</b>	<b>5</b>	<b>54</b>	<b>67</b>

\*Out of the 60 total stalls required for minor vehicle repair, 6 stalls will be used for employee parking, and the remaining 54 stalls will be used for RVs. The RV stall/size is approximately 3 times the size of a passenger vehicle. Therefore, the size of the proposed building will not be able to serve the same number of RV vehicles when compared to passenger vehicles. A reduction in the parking requirements is warranted. Therefore, the request is to reduce the number of parking stalls for the minor vehicle repair from 54 standard-sized stalls to 22 RV sized stalls, which is a ±40% reduction. The following is a proposed parking distribution based upon passenger vehicles and RV vehicles served:

Proposed Parking Distribution for Project (Passenger Stall and RV Stall)				
Use	Proposed Employee Stalls (Passenger)	Proposed Customer Stalls (Passenger)	Proposed Stalls for RV Minor Repair (Recreational Vehicle)	Proposed Total Stalls
Office	1	1	0	2
Retail	1	4	0	5
Vehicle Minor Repair	6	0	22	28
<b>Totals</b>	<b>8</b>	<b>5</b>	<b>22</b>	<b>35</b>

This will result in a total of 35 total parking stalls with 13 standard-sized parking stalls (9'x19') to serve employees and customers and 22 RV-sized parking stalls for the minor repair use.