

Hall County
Planning and Zoning Department
2875 Browns Bridge Rd
Gainesville GA 30503

20th August 2026

Re: Request for rezoning property located at 4510 Browns Bridge Rd, Gainesville, GA 30504 into H-B (Highway Business) zoning classification

- Parcel: APN 08057 002002
- Lot Size: 1.285 acres (approximately 60,286 square feet)
- Current Zoning: AR-1 (Agricultural-Residential),
- Frontage: Located directly on Browns Bridge Road (GA Highway 369), a heavily traveled corridor.
- Primary Residence: Brick ranch home, 1170 SF
- Additional building/Storage Brick 690 SF
- One story
- Block foundation
- Utilities: Public water City of Gainesville
- Septic system

The developer is proposing a new car dealership by converting the existing **1,170-square-foot residential building** into a business office. The existing **690-square-foot building** will be demolished and reconstructed at the rear of the property to comply with the required setbacks.

The site will provide **four customer parking spaces, two employee parking spaces, and 22 inventory parking spaces**. No changes are proposed to the existing façade materials or color, which will remain brick.

A **10-foot-wide landscaped strip** will be provided along Browns Bridge Road. The property will continue to be served by an **on-site septic system**.

The applicant is willing to work closely with the Planning and Zoning Department to ensure compliance with applicable regulations and requirements.

Please feel free to contact the developer's representative, Maya Radovic, with any questions or if additional information is needed at [REDACTED] or [REDACTED]

Sincerely,

Maya Radovic



Hall County
Planning and Zoning Department
2875 Browns Bridge Rd
Gainesville GA 30503

20th August 2026

Re: Request for permitted use on property located at 4510 Browns Bridge Rd,
Gainesville, GA 30504

- Parcel: APN 08057 002002
- Lot Size: 1.285 acres (approximately 60,286 square feet)
- Current Zoning: AR-1 (Agricultural-Residential)
- Proposed Zoning: H-B (Highway Business)
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The applicant is willing to work closely with the Planning and Zoning Department to ensure compliance with applicable regulations and requirements.

Please feel free to contact the developer's representative, Maya Radovic, with any questions or if additional information is needed at [REDACTED] or [REDACTED]

Sincerely,

Maya Radovic



Hall County

10th September 2026

Planning and Zoning Department

2875 Browns Bridge Rd

Gainesville GA 30503

Re: Request for landscape strip tree requirement variance on property located at 4510 Browns Bridge Rd, Gainesville, GA 30504

Parcel: APN 08057 002002

Lot Size: 1.285 acres (approximately 60,286 square feet)

Current Zoning: AR-1 (Agricultural-Residential)

Proposed Zoning: H-B (Highway Business)

Frontage: Located directly on Browns Bridge Road (GA Highway 369), a heavily traveled corridor.

Primary Residence: Brick ranch home, 1170 SF

Additional building/Storage Brick 690 SF

One story

Block foundation

Utilities: Public water City of Gainesville

Septic system

The developer is proposing a new car dealership by converting the existing **1,170-square-foot residential building into** a business office. The existing **690-square-foot building** will be demolished and reconstructed at the rear of the property to comply with the required setbacks.

The site will provide **four customer parking spaces, two employee parking spaces, and 22 inventory parking spaces**. No changes are proposed to the existing façade materials or color, which will remain brick.

A **10-foot-wide landscaped strip** will be provided along Browns Bridge Road. According to Hall County Code of Ordinance Section 8.1.3.B.3. Parking Lot Landscaping One tree must be provided within the frontage landscape strip for every 40 feet of length of street frontage, or portion thereof. Due to the nature of the proposed business, this requirement cannot be met as stated. According to the County Ordinance, **five trees**

are required to be planted. The property owner is requesting consideration of an alternative landscape treatment consisting of shrubs in lieu of the required trees.

The property will continue to be served by an **on-site septic system.**

Please feel free to contact the developer's representative, Maya Radovic, with any questions or if additional information is needed at [REDACTED] or [REDACTED]
[REDACTED]

Sincerely,

Maya Radovic

