

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant**..... Greg Loyd

**Request** ..... Use Subject to Commission approval

**Proposed Use** ..... Automobile repair garage

**Size** ..... 0.92± acres

**Zoning** ..... Highway Business (H-B)

**Location** ..... On the east side of Atlanta Highway at its  
intersection with Hall Street, 603 Atlanta  
Highway; parcel number 00132 005021.

**Commission District** ..... Four

**Planning Commission Date** ..... April 4, 2022

**Staff Recommendation** ..... **Approval, with conditions**

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**Planning Commission Recommendation – Approval, with conditions**

**Vote: 5-0**

**Conditions:**

1. The development shall conform to the zoning and development standards set forth in the code of ordinances, including the Gateway Corridors Overlay District.
2. All outdoor lighting shall be non-spill.
3. All repairs shall be conducted inside the building.
4. Days of operation shall be from Monday to Sunday from 8 am to 6 pm.

**Applicant Proposal**

The applicant is requesting conditional use approval for a used car dealership with an accessory repair component on the 0.92-acre site. There is an existing corrugated metal building and asphalt parking lot that is surrounded by a chain link fence on the site. The site plan submitted with the application indicates the applicant's intention to reuse the existing building for the proposed use. The property can connect to Gainesville City sewer and water services, which run in front of the property.

**History and Existing Land Uses**

The subject property consists of 0.92± acres and is zoned Highway Business (H-B) and falls within the Gateway Corridors Overlay District (GCOD). The applicant's narrative explains that the lot consists of a 41,340 square foot pre-engineered steel building with a show room, offices, and automotive work bays. The most recent use of this building was a retail store for the Salvation Army. Staff has identified a possible discrepancy in the stated size of the existing structure since it is quoted as larger than the size of the lot itself (the lot calculating at 40,075± square feet).

Adjacent properties to the north, south, and west are zoned H-B and developed with commercial uses. The property to the east is zoned Light Industrial (I-I).

### **Comprehensive Plan Land Use Designation**

The Comprehensive Plan's future land use designation for the subject parcel is "Revitalization Corridor." This land use category is characterized by a variety of non-residential uses that do not encroach upon or replace adjacent residential neighborhoods. The intent of land use category is to enhance and maintain well-functioning, attractive corridors that facilitate vehicular flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. The proposed request is consistent with the future land use designation.

### **Development Support and Constraints**

#### **Hall County Environmental Health**

In an email dated March 10, 2022, Emily McGahee, Environmental Health Manager, provided the following comments:

No comment. Public sewer.

#### **Hall County Fire Services**

No comments were provided in relation to this item.

#### **Hall County Public Works and Utilities**

##### **Engineering**

N/A

##### **Sewer Services**

No comment.

##### **Traffic Engineering**

No comment.

#### **Hall County Tax Assessors**

No comments were provided in relation to this item.

#### **Gainesville Water and Sewer Resources**

No comments were provided in relation to this item.

#### **Georgia Department of Transportation**

In an email dated March 15, 2022, Parker Niebauer, Traffic Operations Supervisor, provided the following comments:

GDOT Coordination Required

### **Zoning Analysis**

- The subject parcel is 0.92 acres in size and is a lot of record. The applicant is requesting to allow a used car dealership on the lot, defined by the Zoning Ordinance as vehicle sales
- 2.

lots/automobile repair and maintenance.

- Chapter 17.420 of the Official Code of Hall County identifies more restrictive requirements for properties located in the Gateway Corridors Overlay District (GCOD).
  - §17.420.050 regulates landscaping and screening standards in the overlay district. It is **unclear** whether the zoning proposal meets these standards.
    - Shrubs are required to be placed along the perimeter of the structure.
    - Landscape strips 10' in width shall be planted at property frontages and trees planted 40' on center.
    - Outdoor storage shall be prohibited in the front yard unless permitted by §17.260.010.
  - §17.420.050 regulates specific architectural design standards, and the existing metal building **does not meet** this requirement. Brick and stone are permitted as primary materials, while CMU and stucco are limited to a maximum of 50% of the façade. Metal is specifically prohibited as an exterior finish material. Likewise, "variation in building materials, texture, and depth should be employed to provide design variation."
- §17.260.010 identifies restrictions on outdoor storage of materials and sets limitations on the number of inoperable vehicles that can be stored accessory to automobile repair garages.
  - It is **unclear** based on the information submitted if the applicant will meet this requirement.
- §17.250.020 requires a minimum of 2 spaces for each 300 square feet of auto repair or maintenance space.
  - Depending on whether the accurate size of the facility has been provided in the narrative, it is **unclear** if the applicant will meet this requirement. Additionally, the space dedicated to auto repair has not been provided, so the number of required spaces is unable to be calculated. 18 spaces are illustrated on the site plan.
- Chapter 17.280 identifies tree protection and replacement requirements for development sites. Sites are required to provide 15 units per acre.
  - No landscape plan has been provided, so it is **unclear** whether the zoning proposal meets this requirement.
- §17. 380.060 provides the criteria for considering a conditional use. The application does meet all these standards based on the following analysis:
  - The zoning proposal is consistent with the Comprehensive Land Use designation by concentrating commercial development and protecting existing residential properties.
  - Due to the number of other commercial uses within the H-B zoning in this area and the nearby location of two other used car dealerships, the conditional use, if granted, would not cause substantial detriment to the public good.
  - The zoning proposal, as presented, is consistent with the zoning ordinance or will be required to be consistent through the development process.

### **Staff Recommendation**

Staff recommends **approval** of the applicant's request with the following conditions:

1. The development shall conform to the zoning and development standards set forth in the code of ordinances, including the Gateway Corridors Overlay District.
2. All outdoor lighting shall be non-spill.

**Excerpts from the minutes of the Planning Commission meeting on April 4, 2022:**

**Applicant's Presentation:**

David Webb, Principal Planner, presented a summary of the request.

Greg Loyd, 421 Ridgewood Avenue, Gainesville, presented the request. The applicant stated that the owner of the property sells high end automobiles with low inventory in other locations. The applicant wants to sell high end automobiles at this location, having cars displayed in the inside of the building to utilize the glass windows for show rooms as well as the outside by redoing the fence and paving.

**Public Forum:**

There were no comments in support or opposition.

**Planning Commission Comments:**

Mr. Braswell stated that the proposed hours of operation were from 8am to 6pm but questioned the days of operation. Mr. Loyd stated that the days of operation are usually Monday through Saturday. Mr. Braswell questioned if they would provide automotive repair. Mr. Loyd stated that there are two existing bays they are planning to use for automotive repair and they will only be done in the inside of the building.

**Motion: A motion to approve, with conditions was made by Mr. Varner and seconded by Mr. Hunt. Vote: 5-0**

**Conditions:**

5. The development shall conform to the zoning and development standards set forth in the code of ordinances, including the Gateway Corridors Overlay District.
6. All outdoor lighting shall be non-spill.
7. All repairs shall be conducted inside the building.
8. Days of operation shall be from Monday to Sunday from 8 am to 6 pm.