

Site Plan Narrative

4305 Winder Hwy Flowery Branch, GA 30542

Petitioner: Black Bear Offroad LLC

Bradley Cohron
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Current Owner: Brennice Baggs & Trina Harrison

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|----------------------|----------------------|
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| Sugar Hill, GA 30518 | Sugar Hill, GA 30518 |
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Project Description

Black Bear Offroad is proposing to operate an automotive repair facility out of the existing "tire shop" located at 4305 Winder Hwy. Currently zoned as H-B. Seeking Conditional Use permit B-3 Automotive repair and maintenance.

Proposed Use

Property would house Black Bear Offroad which is an aftermarket offroad accessory shop, specializing in Jeeps and other offroad vehicles. Black Bear Offroad has been located in Buford, GA for the last 4 years. We have supported local school PTO's and Local School Car Shows. We live within 5 minutes of this location and we are excited to be a part of the local community. Buford currently has 3 Offroad shops, we would love to bring Flowery Branch it's first and only specialty shop of this kind. For more information about Black Bear Offroad can be found at www.BlackBearOff-Road.com.

Proposed Building

Maintain the current building structure located on the property with update to exterior paint to solid white and black. We will also be making improvements to the building including a new roof, exterior trim, and refreshing the interior. We are aware that the building currently needs immediate improvements, and we will be making immediate changes to meet gateway standards and improve curb appeal. We are also aware that the current occupant parks vehicles in the right of way, and is violating many codes. As a business owner and someone who lives and shops in the area, we look forward to making this local more appealing.

Transitional Buffers

Propose to place an at least a 6 foot solid wood privacy fence at the rear (East side) of the property between the building and property line as a perimeter wall, and transitional buffer. This will reduce the buffer by 10 feet, we would not like to plant any additional landscape buffer beyond the perimeter wall, as soil and shade would not be conducive to new plants/ shrubs. Requesting deduction of transitional buffer width minimum of 15 to 5 ft as there is not 15 ft between the widest point of the property to the property line. We propose to plant a transitional buffer of a staggered double row of evergreen trees at least 6 feet in height at the South and South West end of the parking lot as a transition between property and adjoining commercial property, but not in the right of way.

Landscape

We propose to place an at least 6 foot in height solid wood privacy fence as a perimeter wall on the back (East side of property), that will wrap around the perimeter of part of the, south side of the building and property, to act as a transitional buffer, as well as a screen for the waste receptacle. On the Strickland Road Street Frontage (North Side of property) there is not adequate space for additional shade trees; we propose to add two staggered rows of evergreen shrubs at least three feet in height to the North side of the property against the building. On the Winder Highway Street frontage, we will not be able to add shade trees or shrubs in the front of the building, because concrete and asphalt currently line the entire face of the property. There is however a large (at least 30 foot) grass landscape between Winder Highway and the concrete drive of the front of the building. There are no service or loading areas located on the side or back of the building. All ground and wall mounted mechanical equipment is located in the back of the building and will be screened by the perimeter wall. There is no rooftop mechanical equipment visible. A staggered double row of evergreen trees at least 6 feet in height will be added on the South and Southeast side of the parking lot, to provide a buffer for outdoor overnight vehicle storage, but not in the right of way. The property is flat and well graded, and does not require visual blending of slopes. Outdoor storage will consist of a dumpster at the South end of the property located behind a privacy fence. There will at times be vehicles (Never to exceed 4 vehicles) stored outside overnight in the designated overnight parking spots. Any and all vehicles in the parking lot will have current valid registration.

Parking

Propose to maintain the current asphalt and concrete surface. We will be removing the concrete center divider for more parking spaces, and having the lot professionally stripped by a licensed parking lot striper. A total of 11 parking spaces will be available, 4 parallel parking spots along the Northwest side of the parking lot, 3 spots at the front of the building to the left of the business entrance including one handicap spot, and four spots at the South of the parking lot that will be utilized for any overnight parking when needed. Parking areas shall facilitate safe and convenient use by pedestrians. There is a sidewalk between the entrance of the building

and the parking lot. The overnight parking will have a landscape buffer that will not be in the right of way and provide coverage of any possible overnight vehicles.

Outdoor Lighting

Propose to maintain existing street lighting. Propose to maintain existing outdoor lighting on the front face of the building. Lighting shall avoid intrusion on adjacent properties and away from adjacent thoroughfares. We install corner semi-cutoff lighting with security cameras. We will have no sign illumination.

Interparcel Access

Interparcel access does not apply due to physical property restrictions.

Architectural standards for non-residential buildings

Propose to keep the current building in its current form.

Site Signage

Signage is proposed on the front of the building, as well as a monument sign on the North side of the property. In addition, current monument sign will be taken out of the right of way. The front of building wall mount sign will be changed to Black Bear Offroad from the existing "Auto Works" sign on site. As signs will meet zoning regulations.

Site Utilities

Propose to maintain use of current utilities already in place, county water and sewer connection.

Scheduled Operating Hours

Hours of operation are Monday- Friday 9a to 7p. Closed Saturday and Sunday and major holidays.