

## **NARRATIVE**

1600-C Athens Highway

**AutoBody Business**

Updated September 10, 2024

This request is to re-establish an auto and autobody repair shop on this property. A Use Permit was granted in January 2021 to allow this same auto business. In March 2023, the County approved a change from autobody repair to a countertop manufacturing business with outdoor storage at this location. The countertop business remains and now we are seeking to re-establish the auto and autobody repair business. A Land Development Permit was obtained in July 2023 for stormwater management.

The auto body repair will generally operate Monday-Friday from 8am-7pm and Saturday from 8am-2pm. Customers will drop vehicles in the front and cars being worked on will be parked in the rear of the property, primarily within the existing and proposed buildings. The front parking area is paved with asphalt and the property is surfaced with gravel in the back. We are asking for a variance from the Gateway Corridors Overlay District requirement to allow for gravel surface from the gate to the rear of the property.

The existing building is approximately 5,500 square feet with approximately 1,000 square feet for the countertop business, 1,100 square feet for the auto-repair business office and customer area, and the remaining 3,400 square feet for autobody repair. We propose to construct a 30'x60' building behind the existing building which would include the paint booth. There are 6 parking spaces in the front for customers and 11 parking spaces in the rear. Most cars being worked on will be kept inside the buildings. The parking area at the rear of the property is fenced with black vinyl-coated chain link. Privacy screening will be added to the fencing and gate facing Athens Highway and to the fence along the east property line bordering the driveway to Copart.

The front of the property is asphalt up to the landscape strip along the highway frontage. The landscape strip is within the road right-of-way. We are requesting a variance from the additional 10 feet of landscaping required by GCOD standards. Additional decorative landscaping will be added along the front of the building as well as the northeast corner of the property with a monument sign that will comply with the height and size requirements of GCOD standards. We are also requesting that the monument sign be allowed to be internally illuminated as well as any wall signage.