

Narrative 4167 Cleveland Hwy

Updated 11/18/24

Our business, La Esperanza Auto Sales Inc., would like to turn the property located at 4167 Cleveland Hwy into a car dealership. This property is already zoned for highway business and we are requesting a conditional use. We would like to demolish the existing structure which will allow us to grade the area leaving a slight slope leading towards the back of the property to assist with waterflow, pending the engineer's final reports. The building closest to the road will be for office space and a showroom. The dimensions are 70x50 and the shop building located behind the office space will be 80x100. Our business model is to purchase used cars that are primarily salvaged and repair them to meet all state requirements to be converted to rebuilt. This shop will allow us to complete all repairs in house and only minimally outsource labor. Our goal is to be able to offer repair and maintenance services to the community as well as for our own inventory. All work will be conducted inside the building.

We are prepared to meet the building requirements that the gateway district requires. The office building will have landscaping along the perimeter. The 4 parking spaces indicated at the right side of the office building will be reserved for customer use. The 5 parking spaces located on the rear of the building will be for cars that are awaiting maintenance/repairs. Thanks to the office building these cars will not be visible from the road. We would like to request a 10 foot buffer with a fence on the side of the property that abuts the residential area. A 10 foot buffer will allow us to maximize our property while privacy to the surrounding neighbors as well.

The site plan shows the driveway asphalted/concreted and the parking areas gravel. We are requesting to utilize gravel to help allow water runoff. On the site plan there is a retention pond indicated on the front of the property, this is inaccurate and we are collaborating with our engineer to finalize the most beneficial area for the actual location.

The parking areas located on the left, right and front will hold ready to sell inventory and can hold up to 107 cars. The parking area located on the rear of the site plan and behind the shop will hold 32 cars designated for our cars awaiting repair as well as employee parking. We would like to request a variance on the landscape strip along Cleveland highway since any plant life will obstruct the view of our inventory. Allowing the cars to be completely visible from the road is imperative to our business and only the best-looking inventory will be showcased roadside. There is plenty of natural vegetation on the

property and we would like to utilize as much as possible to be able to leave the land undisturbed in that area. When viewing the current parcel there is a portion of the property that is not being purchased by us, which we have designated on the site plan. This part of the property will be retained by the current owners, as they currently have an office there.

We have operated a successful business in Hall County for 8 years and are excited to expand and offer our services to the northern part of the county. Our business hours will be Monday- Friday 9am – 6pm then Saturday 10am-6pm. We believe our business will fit in seamlessly in the area and boost the local economy as well.