

Ayoub Botrus
Lanier Auto Sales
Request for Conditional Use to L-I Zoning
For Minor Auto Repair and Auto Sales

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Property Owner & Applicant:

Owner: Ayoub Botrus (AMC Investment Properties LLC)

Applicant: Ayoub Botrus

Developer: Ayoub Botrus

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Lanier Auto Sales

Request for Conditional Use to L-I Zoning

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Purpose

This report explores the possibility of obtaining a conditional use to the current Light Industrial (L-I) zoning granted for 5707 Holiday Road. The site is 3.10 acres in Hall County, Georgia. The property is currently owned by Ayoub Botrus (AMC Investment Properties LLC) and is conditionally zoned for an auto mechanic repair and machine shop. The company is owned and operated by the owner and known as Lanier Auto Sales.

The site is bordered by City of Buford property to the east and west.

Site Characteristics

Topographically, the site slopes from the northernmost corner to Holiday Road. It is served by City of Gainesville Water, but has no access to sanitary sewer. Sewage disposal is via a septic system located at the rear of the lot.

There are no state waters, wetland areas or flood plains impacting the site.

Cultural Requirements for the Project

The subject acreage is in Hall County, Georgia, and is currently zoned L-I with conditions for an auto mechanic/repair and machine shop.

Several buildings have been constructed at the rear of the property. There is a small building that serves as an office, a 2,074 s.f. mechanic's garage for vehicle maintenance, reconditioning and repairing minor dings and touching up wheels. A

610 s.f. asphalt pad runs the length of the garage area, and a concrete walk and handicap parking space is sited in front of the office building.

There is also a 450 s.f. carport which will be enclosed and used for minor touch-up painting, and a 900 s.f. building to be used for touch-up work and detailing. Total building square footage is 4,338.

Building setbacks will not change from the current site plan.

Proposed Land Use

The current land use under the previous conditional use was for auto repair and a machine shop. The machine shop use is no longer wanted. The owner will keep the auto repair use (designated auto repair, major) and is asking to include auto sales on the site. In conjunction with his auto repair and auto sales operations the owner will perform minor touch-up, painting and detailing on new inventory in preparation for sales.

The owner requests that up to 115 previously owned passenger type vehicles be allowed on the site. These vehicles would be inventory for sale and newly purchased used vehicles awaiting minor and cosmetic repair and detailing work. The vehicles would be parked in the existing gravel parking lot.

There is an existing detention pond serving the property which was designed to handle storm water from all the impervious surfaces proposed for the site. A concrete lane extends from Holiday Road entrance up to the facility's office. No additional paving would be added at this time.

The land use is compatible with businesses along that portion of Holiday Road. There is an existing auto and boat repair/sales operation on the east side of Holiday Road, and a fire station on the west side. The property in the rear is vacant wooded land. There is also a church on the right rear side which is on an AR 1 zoned tract and is screened by being located down-slope of the subject property and by a 50' wide planted buffer. No adjacent properties should be adversely affected.

No public facilities should be affected by the zoning amendment. Likewise, the conditional use will not impact future land use in the area.

The facility will have 3 employees. Operating hours are Monday through Saturday from 10:30 a.m. to 5:30 p.m. The facility will be closed on Sunday.

The accompanying site plan shows the existing buildings, plus parking spaces for an inventory of 115 “for sale” passenger vehicles. There are 3 additional spaces allocated for the employees, and 23 more for customers (including 2 handicap spaces) for a total of 141 parking spaces.

No additional infrastructure improvements are planned, though the owner leaves open the option to one day pave the parking areas if desired. The site storm water management system has been designed to allow for 100% impervious cover in the parking areas. No new utilities or further site work will be required.