

# Conditional Use Permit Application Narrative

Updated: February 18, 2026

Property Owner: Donald W. Loose, Jr.

Business Location (Owner's Residence): 3172 Heritage Crossing Dr, Buford, GA 30519

Proposed Business: Buck's Small Engine LLC

Objective: To serve the community with the repair and service of small engine power equipment, such as lawnmowers, pressure washers, generators, etc., and hand-held power equipment such as string trimmers, leaf blowers, and chainsaws.

Property: The business location is the owner's property at the above address in Hall County. The property is zoned AR-1, measuring approximately 4 acres. The business will be conducted in the 4-car garage, a detached structure located behind the house at the bottom of the driveway. The structure measures 24'X48' (1152 sq. ft.). 75% of the structure (3 of the 4 garage bays) will house the small engine repair business, while the 4th bay will serve as storage for the homeowner's personal belongings. The structure sits approximately 60 ft. away from the nearest neighboring property, a tree-lined natural barrier. The garage is powered by a 100amp circuit breaker panel. There is no water or septic service at the garage.

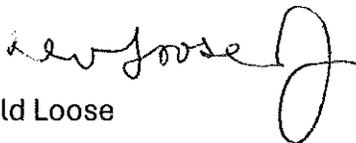
Hours of operation: The Repair Shop will engage with customers and conduct its business 6 days per week (Monday-Saturday) during the hours of 8:00AM to 6:00PPM.

Parking: The property has a paved driveway and paved parking spaces for 6-8 automobiles. The parking area and building front is well-lit with dusk-to-dawn lighting.

Signage: Signage will comply with the sign ordinance.

Occupancy: The existing residence is the primary residence of the owner of the business. A short-term rental license for Heritage Hospitality Rentals, LLC is issued to the property as a portion of the home is rented out for that purpose.

Respectfully submitted,



Donald Loose

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January 2, 2026

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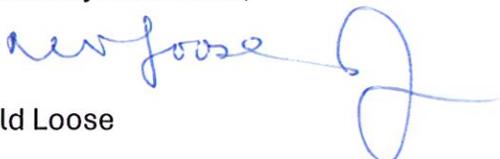
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Parking: The property has a paved driveway and paved parking spaces for 6-8 automobiles. The parking area and building front is well-lit with dusk-to-dawn lighting.

Signage: In-lieu of a 16 square-foot monument allowed for a rural business, a 4'x4' wall style sign is proposed to be displayed on the front of the garage.

Occupancy: The existing residence is the primary residence of the owner of the business. A short-term rental license for Heritage Hospitality Rentals, LLC is issued to the property as a portion of the home is rented out for that purpose.

Respectfully submitted,



Donald Loose