

## **GO PULL IT - Gainesville LLC.**

2156 Athens Hwy Gainesville Ga

### **Description of Properties-**

-Jae2 Investments LLC (We already own) Owns 2156 Athens which is an old scrap yard that already has a variance totals 11.47 acres

-Property that connects to 2156 Athens Hwy (no road frontage) we also have under contract pending this condition of use. (owned by randy Bynum)

-Bynum property is made up of two parcels – totaling 27.62 acres

### **Use request and processes-**

-salvage /junkyard – Self serve part vehicles and scarp processing

-Vehicles drained of all fluids on concrete inside of buildings before entering the yard, all set on blocks and in neat rows

-All fluids, tires, and any hazardous material disposed of to state regulated vendors

-Storm water site plan by environmental agency and monitored with test twice a year

-No cars, scrap visible from highway – Road level is much lower than frontage property blocking view into yard, also vehicles will not start until 300ft off centerline where property inside yard drops 15' therefore no cars visible.

-Blind fence will be along frontage of property before vehicles start – fence is also 300' off centerline.

-Frontage property will be used for parking lot for customers

-Office on property be remodeled and used for business.

-Site plan will follow all county requirements

### **Prior and current business comparisons-**

-Across Athens Hwy at 2177 Athens Hwy , purchased old salvage yard and brought it up compliance and created a top level salvage yard in Georgia.

-Go pull it in Jacksonville FL - Bought raw land and developed into a top-level Self-serve yard in Florida

-All partners involved with this new site are 20 plus year veterans of the salvage/scrap business and we are committed to building top level, auto salvage sites that are good for the environment and appear nice for the community.