

5324 Cleveland Highway

Clermont

This 2.649-acre lot has been used by the Georgia Department of Transportation as a highway shop and storage area since the 1960's. It has not been in use at all for several years now. We intend to restore the lot and principle building to an esthetically pleasing property. We propose to use the existing approximately 60' by 40' metal building to serve the community with a place for retail sales/services or a restaurant. We have had much interest in the principle building being rented by a restaurant owner, a power outdoor equipment sales business owner, a car detailer and multiple gym owners. We have postponed negotiating with these business owners pending hopefully rezoning the property to Highway Business. Any of these businesses would be satisfactory for Highway Business zoning, especially in the Commercial Center where this lot is located along the Highway 129 Gateway Corridor. The operating hours would fall in the range from early morning to late evening.

A set of drawings with proposed changes to the exterior of the existing principle building is attached to this report. The existing principle building is approximately 60' by 40' metal frame with metal exterior, a metal door and two metal roll down doors. The intended changes will include replacing the metal roof with new factory finished metal with standing seams. The metal on the sides of the building will be replaced with factory finished metal as well, along with brick or stone along the lower third of the front side. Double doors will be placed in the front wall at the center and at the center of the wall on the north side. The existing roll down doors will be removed from the front of the building. The existing metal door on the south wall will be replaced with a new metal door. A new door will be placed in the back wall as well. Multiple new metal windows will be placed...four on the front wall, five on the north wall and four on the south wall. The attached shed on the back wall will be replaced and roofed with the same metal. An esthetic cover will be built over the front doors. The new material will provide variation, texture, and depth for a very esthetically pleasing building.

The existing buildings on this property meet the required setbacks for Highway Business zoning. The attached site map shows where twelve parking places are planned along the front of the property on the south side, adjacent to property zoned Suburban Shopping. Additional parking spaces can be added to the front of the property and just north of the principle building on existing asphalt if needed for a restaurant. Transitional buffers are also designated on the site map. The property to the south of this lot is zoned Suburban Shopping. The lot to the north of this property is zoned Highway Business. The property along the back property line of this property is zoned for residential use. A 25 foot transitional buffer will be placed and maintained to protect the interest of the adjacent residential property. There is also vegetation existing and will be further fortified behind the principle building blocking the view of existing sheds on this property from view from the principle building. Additional shrubs and ornamental trees will be planted near the building and parking area for esthetics. A trash dumpster will be placed behind the building as well. There are also three outdoor lights operated by Jackson EMC present along the sides and rear of the principle building. They are semi-cutoff luminary fixtures mounted in such a manner that the cone of light is directed downward. Additional outdoor lighting will be placed on the exterior of the building. All mechanical equipment (HVAC, etc.) will be placed behind the principle building. If that is not possible, it will be placed behind a masonry wall screen that is within the same palette as the building. A sign location is designated on the site map near the entrance to the property. The sign will be no larger than 48 square feet per side and no higher than 8 feet above street grade. It will be illuminated with external lighting fixtures directed downward and away from the highway. The sign lighting will have recessed luminaries or be semi-cutoff luminary fixtures.

There is currently public water provided by the City of Gainesville Water Department. The water meter for this property is approximately 1,000 feet south along Highway 129. The septic tank is present and marked on the site map. The septic tank was recently inspected and pumped. It was found to be in good condition (see attached report). This lot is 80-90% covered with asphalt. No

additional asphalt is proposed. There are also two drains in place that manage stormwater.

We plan to redevelop this site in a way that will positively impact our community. We own the commercial property to the south of this lot and have worked in that building for over 25 years. This property has been an eye sore for years. It has not been properly maintained for over two decades. It definitely has not been utilized agriculturally or residentially since before 1963. We were very thankful to obtain this lot, and it is in our best interest to produce a positive impact on this lot. It has exciting potential to be beautiful along the Highway 129 Gateway Corridor and very productive for our community. We intend to make the stated changes to the principle building so that it can be used by a restaurant, a power sports equipment sales business, a car detail shop, or even a gym. We intend to improve the 2.649-acre lot surrounding the principle building by providing adequate outdoor lighting, transitional buffers, and additional landscaping to provide a beautiful, safe, and well-functioning area for any of these businesses to be able to thrive and be a positive impact on our community.

Thank you for your consideration in rezoning this lot to Highway Business.

Lora Savage