

19-02-CO

### CONDITIONAL USE APPLICATION

AN APPLICATION FOR A CONDITIONAL USE PERMIT IN BRASELTON, GEORGIA Pursuant to Article XVIII of the Town of Braselton Development Code, an applicant desiring to seek a Conditional Use Permit from the Town of Braselton must submit to the Clerk's Office of the Town of Braselton must submit to the Clerk's Office of the Town of Braselton all required information and documents as indicated on the attached checklist along with (\$600) dollars to cover administrative and advertising costs. A public hearing will be held on a valid application from thirty (30) to sixty (60) days after the Clerk's receipt of such application. The applicant must be present at such hearing.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: RICK MAXSON ADDRESS: 125 ATHENS HIGHWAY CITY: LOGANVILLE STATE: GEORGIA ZIP: 30052 PHONE: 770-294-5437	NAME: FJH, LLC. STEPHEN B. SHERRIL ADDRESS: CITY: STATE: ZIP: PHONE:
CONTACT PERSON: RICK MAXSON PHONE: 770-294-5437 FAX:	

\* Include any and all persons having a property interest and/or financial interest in any business entity having property interest (use additional sheets if necessary)

<b>APPLICANT IS THE:</b> <input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER		
PRESENT ZONING DISTRICT(S): GENERAL COMMERCIAL PRESENT USE: UNDEVELOPED TAX MAP NO. 118 043 C 4A     TAX PARCEL NO: 118 043 C 4A     ACREAGE: 1.16 ADDRESS OF PROPERTY: HWY 52 AND BRASELTON PARKWAY PROPOSED USE: CAR WASH		
<b>RESIDENTIAL DEVELOPMENT:</b> NO OF LOTS/DWELLING UNITS: DWELLING UNIT SIZE (Sq. Ft.):	<b>NON-RESIDENTIAL DEVELOPMENT:</b> NO OF BUILDINGS/LOTS: 1 TOTAL GROSS SQUARE FEET:	

IF YES, PLEASE SEE ADDITIONAL REQUIREMENTS ON ANNEXATION CHECKLIST.  
 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

.....  
 BRASELTON CLERK'S OFFICE USE ONLY

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_ Sent to County: \_\_\_\_\_



125 Athens Hwy, Loganville GA 30052  
470-210-5969  
www.4seasonsautowash.com

July 10, 2019

Mr. Kevin Keller  
Planning and Development Director  
City of Braselton  
4982 Highway 53  
Braselton, Georgia 30517

**RE:** Four Seasons Auto Wash Express  
Letter of Intent-Conditional Use

Dear Mr. Keller:

The property for the referenced development is located off Highway 53, on the southwest corner of the intersection with Braselton Parkway, parcel #118 043C4A. The property is currently zoned General Commercial and located within the S.R. 53 Overlay district. This site is part of a larger development and is configured as an outparcel to that development.

The property is to be developed as an automatic, tunnel type Car Wash with covered vacuum islands. The proposed equipment and wash building will be one story, approximately 125' x 32' nominally, or 3890 sf. There are five (5) employee parking spaces, along with twenty-five (25) partially covered parking spaces with vacuums proposed. Access to this property will be by driveway connection to the existing access roadway to the west of the site which connects to Braselton Parkway.

We understand that the current zoning of the property, GC, allows for an automatic car wash use, however, a Conditional Use approval must be granted by the City of Braselton.

We hope that you concur that the proposed Car Wash facility represents a good use of this property and that the City of Braselton will approve this application for a "Conditional Use".

Thank you for your time and consideration.

Sincerely,

Rick Maxson  
Owner/Operator

**REQUIREMENTS GOVERNING THE APPROVAL OF A CONDITIONAL USE PERMIT**

PURSUANT TO ARTICLE XVIII OF THE TOWN OF BRASELTON DEVELOPMENT CODE, THE COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

Please respond to the following standards in the space provided or use an attachment as necessary:

- A) The applicant has made adequate provision to reduce any adverse environmental impacts of the proposed use to an acceptable level, including, without limitation, drainage, soil erosion and sedimentation, flooding, air, water quality and water quantity: \_\_\_\_\_  
AT PARCEL TO REGIONAL DEVELOPMENT WHERE STORMWATER WILL BE COLLECTED AND TREATED FOR WATER QUALITY AND QUANTITY. PROPER EROSION CONTROL WILL BE IMPLEMENTED DURING CONSTRUCTION.
- B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered: ACCESS TO FACILITY IS BY WAY OF PRIVATE ACCESS DRIVE TO REAR OF PROPERTY. ACCESS TO HIGHWAY 53 CONTROLLED BY TRAFFIC SIGNAL AT BRASELTON PARKWAY.
- C) Off-street parking and loading, and the entrances to an exits from such parking and loading, will be adequate in terms of location, amount and design to serve the use: \_\_\_\_\_  
OUTPARCEL WITH ACCESS DRIVEWAY FOR ENTRANCE AND EXIT.
- D) Public streets, facilities, schools and utilities are capable of adequately serving the proposed use: LOCATED ON MAJOR THOROUGHFARE. UTILITIES ARE ADEQUATE
- E) The applicant has made adequate provisions regarding hours of operation: \_\_\_\_\_  
FACILITY WILL OPERATE WITHIN ALLOWABLE HOURS
- F) The proposed use will not adversely effect the level of property values or the general character of the area: AREA IS PLANNED FOR COMMERCIAL USE AND ACTIVITY.

G) The proposed use will not have a significant adverse effect on the aesthetics of the surrounding area: BUILDING AND FACILITY WILL BE ARCHITECTURALLY ATTRACTIVE AND BLEND WITH SURROUNDING BUILDINGS.

H) The applicant has made adequate landscape plans to ensure appropriate transition in uses of the property: LANDSCAPING WILL TIE INTO SURROUNDING PROPERTIES IN STYLE AND CHARACTER

I) The proposed use will not result in a nuisance as defined under state law: No.

J) The proposed use is in conformity with the Town of Braselton Future Land Use Plan and Map: COMMERCIAL USAGE



BRASELTON CLERK'S OFFICE USE ONLY

Case Number: \_\_\_\_\_ Received by: \_\_\_\_\_

CONDITIONAL USE APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.



Signature of Applicant

Richard MAXSON

Applicant's Name and Title

7-9-15

Date



Signature of Notary Public

7/9/19

Date



CONDITIONAL USE PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

Signature of Owner

Owner's Name and Title

Date

Signature of Notary Public

Date

(SEAL)

BRASELTON CLERK'S OFFICE USE ONLY

Receipt No: \_\_\_\_\_ Amount of Fee: \_\_\_\_\_

Date: \_\_\_\_\_ Received By: \_\_\_\_\_

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\_\_\_\_\_  
Signature of Applicant                      Applicant's Name and Title                      Date

\_\_\_\_\_  
Signature of Notary Public                      Date                      (SEAL)

.....  
CONDITIONAL USE PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

*Stephen B. Sherrill*                      *Stephen B. Sherrill*                      *7-10-19*  
Signature of Owner                      Owner's Name and Title                      Date

*Sandra T. de St Aubin*                      *7/10/19*  
Signature of Notary Public                      Date



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BRASELTON CLERK'S OFFICE USE ONLY

Receipt No: \_\_\_\_\_ Amount of Fee: \_\_\_\_\_

Date: \_\_\_\_\_ Received By: \_\_\_\_\_

CONFLICT OF INTEREST CERTIFICATION

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1, ET SEQ., CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

SB Sherrill  
Signature of Applicant

7-10-19  
Date

Stephen B Sherrill FJH, LLC  
Type or print name and title  
President

Signature of Applicant's Attorney or Representative

Sandra T. de St Aubin

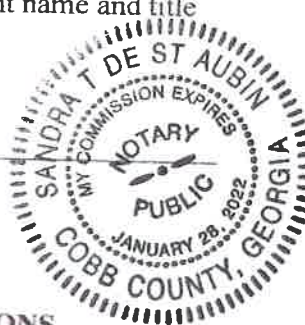
Date

Type or print name and title

Signature of Notary Public

7/10/19  
Date

Notary Seal



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the governing body which may hear this application?

Yes  No

Stephen Sherrill

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last 2 years)

Attach additional sheets if necessary to disclose or describe all contributions.