

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: ALEX ROSHAN ADDRESS: 1903 SUGARSTONE DR CITY: LAWRENCEVILLE STATE: GEORGIA ZIP: 30043 PHONE: 678-592-1336 | NAME: SUGARLOAF INTERNATIONAL ADDRESS: 982 HWY 124 # B CITY: BRASELTON STATE: GEORGIA ZIP: 30517 PHONE: 678-592-1336 |
| CONTACT PERSON: ALEX ROSHAN PHONE: 678-592-1336 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)

| | |
|---|--|
| <input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> APPLICANT IS THE: <input type="checkbox"/> CONTRACT PURCHASER <input checked="" type="checkbox"/> PROPERTY OWNER | |
| PRESENT ZONING DISTRICT(S): 5 BRASELTON PRESENT USE: COMMERCIAL TAX MAP NO. TAX PARCEL NO: BR025003 ACREAGE: 8.29 | |
| ADDRESS OF PROPERTY: HWY 211 AND BEAVER DAM RD PROPOSED USE: MIX USE / CARWASH | |
| RESIDENTIAL DEVELOPMENT: NO OF LOTS/DWELLING UNITS: DWELLING UNIT SIZE (Sq. Ft.): | NON-RESIDENTIAL DEVELOPMENT: NO OF BUILDINGS/LOTS: TOTAL GROSS SQUARE FEET: 38,600 |

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: 3/27/20 Received by: _____ Sent to County: _____

3/23/20

To: KEVIN KELLER
PLANNING & DEVELOPMENT
DIRECTOR

RE: CAR WASH HWY 211 AND BEAVER DAM ROAD

LETTER OF INTENT

THE PROPERTY TO BE DEVELOPED IS LOCATED ON HWY 211 AND BEAVER DAM RD, PARCEL # BR025003. THIS PROPERTY CURRENTLY ZONED GENERAL COMMERCIAL AND LOCATED WITHIN THE S.R 211 OVER-LAY DISTRICT.

THE PROPOSED DEVELOPMENT IS FOR THE AUTOMATIC BEAUTIFUL TUNNEL TYPE CAR WASH WITH COVERED VACUUM ISLANDS, THE DEVELOPMENT WILL ALSO HAVE RETAIL AND RESTAURANT BUILDING.

I AM APPLYING FOR THE CONDITIONAL USE APPROVAL AND YOUR BLESSINGS

SINCERELY,
ALEX ROSHAN

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: YES, WE WILL HAVE THE STATE OF THE ART STORMWATER MANAGEMENT AREA
- B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered: THE SITE HAS GOOD ACCESS ALL AROUND THE PROPERTY AND DUE TO THE NATURE OF BUSINESS TRAFFIC WILL BE IN N OUT
- 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: ALL BUILDINGS WILL HAVE GOOD ACCESS FOR LOADING AND UNLOADING INSIDE PROPERTY
- D) Public streets, facilities, schools and utilities are capable of adequately serving the proposed use: YES UTILITIES ARE ADEQUATE AND AND WE PLAN ON ONLY USING CITY WATER SERVICE
- E) The applicant has made adequate provisions regarding hours of operation: YES OPERATION OF HOURS WILL BE DIFFERENT BUT ALL WILL BE AROUND 7 AM - 11 PM
- F) The proposed use will not adversely effect the level of property values or the general character of the area: PROPERTY IS ZONE FOR COMMERCIAL USE AND DEVELOPMENT IS NEEDED.

- G) The proposed use will not have a significant adverse effect on the aesthetics of the surrounding area: NO, THIS WILL BE STATE OF THE ART FACILITY WITH BEAUTIFUL BUILDING AND PALM TREE'S AROUND
- H) The applicant has made adequate landscape plans to ensure appropriate transition in uses of the property: YES IT WILL BE BEAUTIFUL LANDSCAPED WITH EXOTIC TREES LOTS OF PALM TREES FOR FEELING GREAT
- I) The proposed use will not result in a nuisance as defined under state law: NO AGAIN THE WHOLE PROPERTY WILL HAVE THE SECURITY SYSTEM IN PLACE FOR SECURITY
- J) The proposed use is in conformity with the Town of Braselton Future Land Use Plan and Map: YES

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] SOHAIL RASHAN ALI 3/23/20
Signature of Applicant Applicant's Name and Title Date

[Signature] 03/23/2020
Signature of Notary Public Date

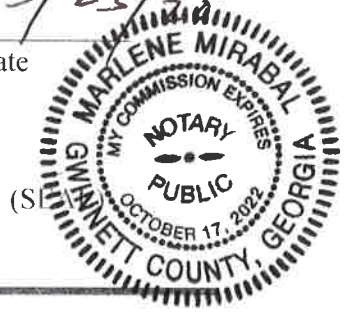


CONDITIONAL USE PROPERTY OWNER'S CERTIFICATION

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] SOHAIL RASHAN ALI 3/23/20
Signature of Owner Owner's Name and Title Date

[Signature] 03/23/2020
Signature of Notary Public Date



BRASELTON CLERK'S OFFICE USE ONLY

Receipt No: _____ Amount of Fee: _____

Date: _____ Received By: _____

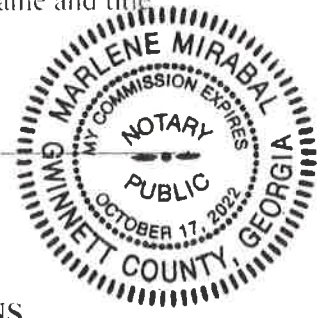
CONFLICT OF INTEREST CERTIFICATION

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.

[Signature] 3/23/20 SOHAIL R. ALI
 Signature of Applicant Date Type or print name and title

~~*[Signature]*~~ _____ *[Signature]*
 Signature of Applicant's Attorney or Representative Date Type or print name and title

[Signature] 03/23/2020 _____
 Signature of Notary Public 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

SOHAIL ROSHAN ALI
 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.

Legal Description

All that tract or parcel of land lying and being in the 1744 GMD of Barrow County, Georgia and being more particularly described as follows:

Beginning at the southern end of the mitered intersection of State Route No. 211 (right of way varies) and Beaver Dam Drive (right of way varies); thence, proceed along said miter North 08 degrees 43 minutes 09 seconds West for a distance of 29.46 feet to a R/W monument on the southeast right of way of Beaver Dam Drive; thence along said southeast right of way North 40 degrees 39 minutes 21 seconds East for a distance of 69.90 feet to a R/W monument; thence along a curve to the right having a radius of 624.09 feet and an arc length of 216.93 feet, said arc being subtended by a chord with a bearing of North 51 degrees 09 minutes 04 seconds East and a length of 215.84 feet, to an iron pin; thence North 61 degrees 38 minutes 38 seconds East for a distance of 25.24 feet to a R/W monument; thence North 28 degrees 19 minutes 56 seconds West for a distance of 20.08 feet to a R/W monument; thence North 61 degrees 37 minutes 15 seconds East for a distance of 150.95 feet to an iron pin; thence departing said right of way South 46 degrees 50 minutes 25 seconds East for a distance of 759.17 feet to a fence post; thence South 47 degrees 42 minutes 20 seconds West for a distance of 447.34 feet to an iron pin on the northeast right of way of State Route No. 211; thence along said right of way North 47 degrees 09 minutes 06 seconds West for a distance of 28.40 feet to a point; thence along a curve to the right having a radius of 7689.44 feet and an arc length of 340.14 feet, said arc being subtended by a chord with a bearing of North 48 degrees 29 minutes 18 seconds West and a length of 340.11 feet, to a point; thence North 49 degrees 38 minutes 39 seconds West for a distance of 396.36 feet to a point and The True Point of Beginning.

Containing within said bounds 8.304 acres (361,733 square feet) more or less.