



To: Tina Garver, Community Development Director

Fr: Rob Hosack, Interim Zoning Coordinator

A handwritten signature in black ink, appearing to read 'Rob Hosack'.

Date: May 20, 2016

Re: Staff Report – Special Use Application-3930 Austell Powder Springs Road

Background:

Kevin M. Cunningham Jr. (applicant) has made application for Special Use at 3930 Austell Powder Springs Road for the purpose of operating a car wash/detailing business on site. (Please see attached aerial photo view). Applicant proposes to utilize the existing car wash structure on site to operate this business. Site and surrounding properties are zoned Community Retail Commercial (CRC). (Please see attached zoning map).

The applicant is agreeable to the following stipulations if the application for special use is approved:

- Maximum of 5 vehicles to be stored/detailed on site at one time. More specific queuing/parking plan to be provided to Community Development Director prior to opening.
- All vacuuming/washing/detailing activities to be conducted within existing car wash structure on site (including associated materials such as buckets, towels, etc.).
- Proposed signage for the business to be consistent with the Powder Springs Unified Development Code (UDC).

Applicable Unified Development Code and Staff Analysis:

Sec. 13-38. Criteria for Special Use Decisions. Applications for special use shall provide a written analysis comparing the proposed action with the criteria in this section. The planning commission and the governing body will take into consideration these standards in making a recommendation and decision, respectively, on a special use application.

(a) Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located; It is staff's opinion that the applicant's use could serve a citywide market and has appropriate access as specified in Section 2-24 of the UDC.

(b) Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area; It is staff's opinion that the applicant's intention

of using an existing car wash structure with the associated agreeable stipulations will not impede orderly area development.

(c) Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general; Given that the site of the applicant's proposal has previously housed a car wash operation and that no alterations are proposed, it is staff's opinion that the proposed use is consistent with the area's general development pattern.

(d) Whether the type of street providing access to the use is or will be adequate to serve the proposed special use; It is staff's opinion that both Austell Powder Springs Road and Marietta Street function as collector roadways and can adequately serve the applicant's proposed use.

(e) Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles; It is staff's opinion that vehicular and pedestrian traffic (including emergency vehicles) can be adequately managed in conjunction with the applicant's proposed use, given agreeable stipulation for city review of queuing and parking plan.

(f) Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use; It is staff's opinion that the applicant's proposed use will not have an impact on public facilities.

(g) Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor; Given that the site of the applicant's proposal has previously housed a car wash operation and that no alterations are proposed, staff does not anticipate any adverse effects to other properties. It is staff's opinion that applicant's agreement to limit number of vehicles and conduct operations within the existing structure on site will also protect other area properties from adverse effects.

(h) Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area; Applicant intends to operate the business during daylight hours. Other properties in the area house businesses that operate during both daylight and evening hours. It is staff's opinion that the applicant's proposed use will not have an adverse effect on these properties.

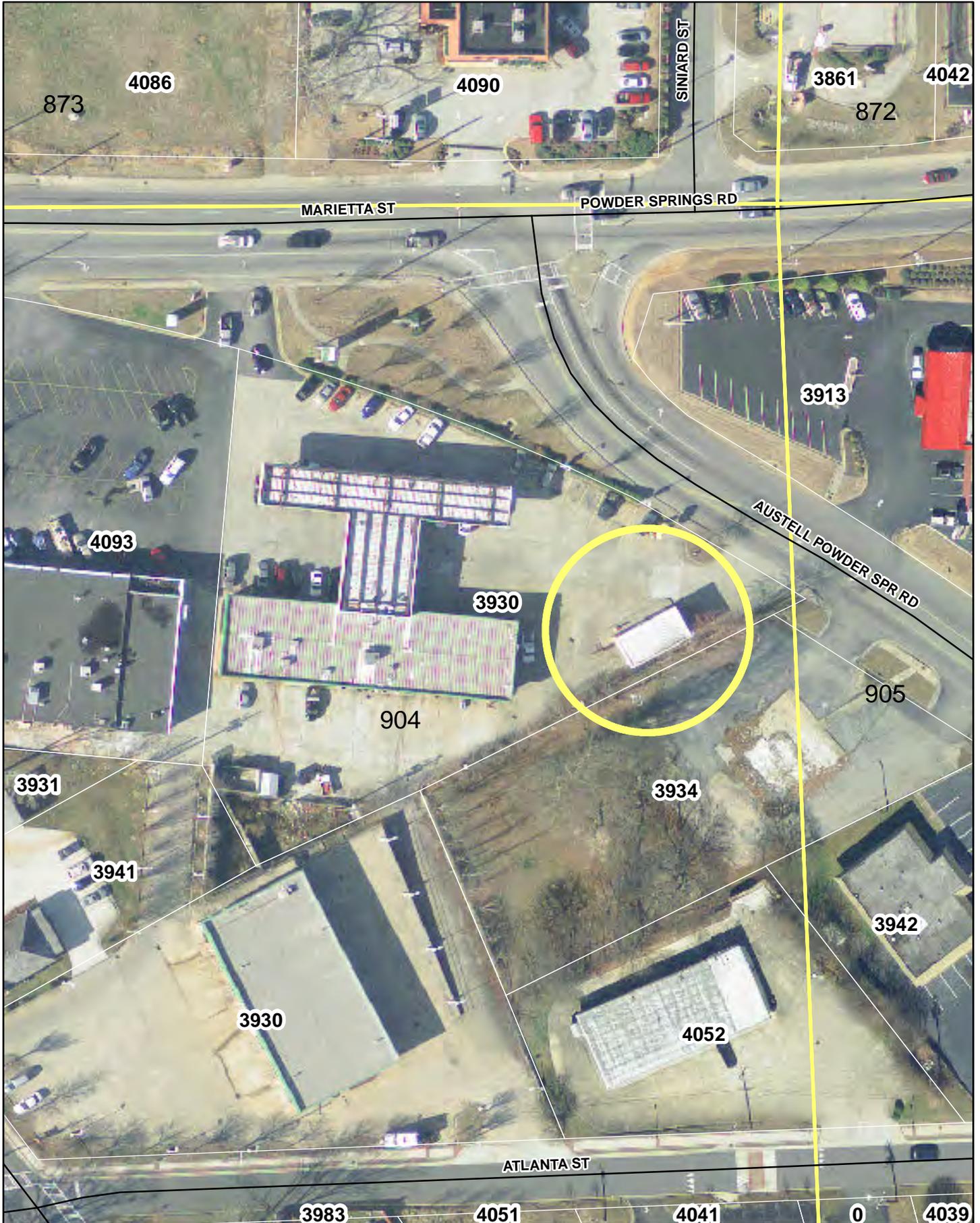
(i) Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties; Given that the existing car wash facility on site was more than likely constructed in conjunction with the convenience retail outlet also on this site, it is staff's opinion that the height, size and location of the existing car wash facility (included as part of applicant's proposed use) is compatible with neighboring properties.

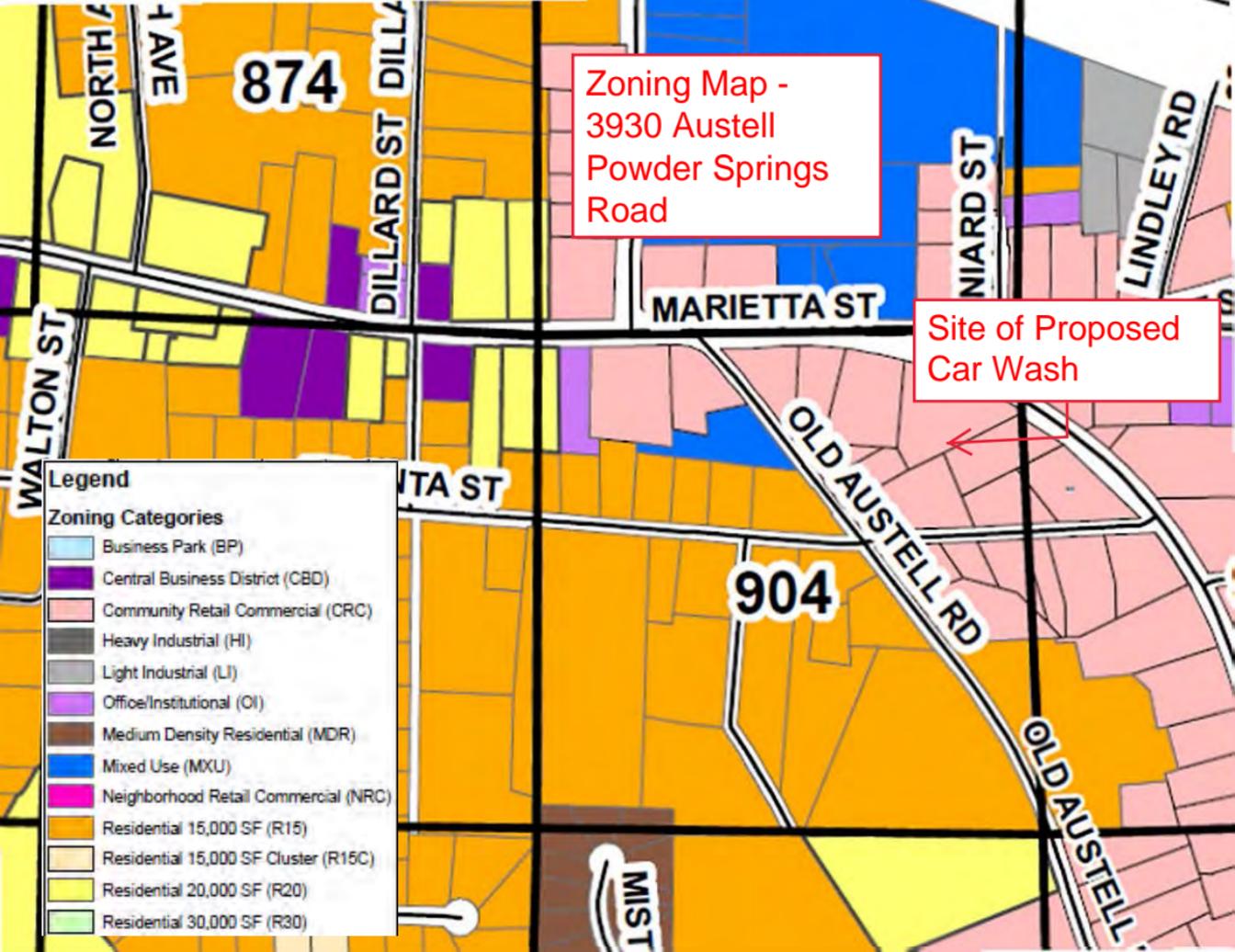
Staff Recommendation:

Based on the above analysis, staff recommends approval for 12 months subject to the following:

- Maximum of 5 vehicles to be stored/detailed on site at one time. More specific queuing/parking plan to be provided to Community Development Director prior to opening.
- All vacuuming/washing/detailing activities to be conducted within existing car wash structure on site (including associated materials such as buckets, towels, etc.).
- Proposed signage for the business to be consistent with the Powder Springs Unified Development Code (UDC).

# 3930 Austell Powder Springs Road Car Wash





Zoning Map -  
3930 Austell  
Powder Springs  
Road

Site of Proposed  
Car Wash

- Legend**
- Zoning Categories**
- Business Park (BP)
  - Central Business District (CBD)
  - Community Retail Commercial (CRC)
  - Heavy Industrial (HI)
  - Light Industrial (LI)
  - Office/Institutional (OI)
  - Medium Density Residential (MDR)
  - Mixed Use (MXU)
  - Neighborhood Retail Commercial (NRC)
  - Residential 15,000 SF (R15)
  - Residential 15,000 SF Cluster (R15C)
  - Residential 20,000 SF (R20)
  - Residential 30,000 SF (R30)