



**city of  
powder springs**  
**Special Use Request**  
Application Form

**Applicant Information**

Name Joel Soto Diaz

Phone (770) 912-0342

Mailing Address 1873 Beaver Ct Riverdale  
GA 30246

Email SotoJoelWS487@gmail.com

**Special Use Request Property Information**

Address 3265 Florence Rd  
Powder Springs GA 30246

Parcel ID / Lot# \_\_\_\_\_ Acreage \_\_\_\_\_

Present Zoning \_\_\_\_\_

Special Use Request Hand Car Wash

Source of Water Supply \_\_\_\_\_

Source of Sewage Disposal \_\_\_\_\_

Peak Hour Trips Generated \_\_\_\_\_

Source of Trip Information \_\_\_\_\_

**Additional Information, If Applicable**

Elementary School and School's Capacity \_\_\_\_\_

Middle School and School's Capacity \_\_\_\_\_

High School and School's Capacity \_\_\_\_\_

**Notary Attestation**

Executed in  Marietta  (City),  GA  (State).

[Signature]  Signature of Applicant       Joel soto diaz  Printed Name       1-25-22  Date

Subscribed and sworn before me this  25  day of  Jan  month, 20 22

[Signature]  Signature of Notary Public       Nayely Ponce  Name of Notary Public       11-04-2024  My Commission Expires



**For Official Use Only**

PZ # \_\_\_\_\_

Planning Commission Hearing \_\_\_\_\_

City Council Hearing \_\_\_\_\_

Withdrawal Date \_\_\_\_\_

Reason for Withdrawal \_\_\_\_\_



**city of powder springs**  
**Special Use Request**  
 Notice of Intent

**Applicant Information**

Name Joel Soto Diaz

Phone (770) 912-0342

Mailing Address 1873 Beaver Cr Riverdale  
GA 30226

Email Sotojoelws487@gmail.com

**Notice of Intent**

**PART I.** Please indicate the purpose of this application :

Permit to open hand carwash.

**PART II.** Please list all requested variances:

**Part III.** Existing use of subject property:

Automatic carwash, but know it's empty.

**Part IV.** Proposed use of subject property:

I need business license to open  
hand carwash.

**Part V.** Other Pertinent Information (List or attach additional information if needed):

**Applicant Signature**

  
Signature of Applicant

Joel Soto Diaz  
Printed Name

1-25-22  
Date



# Special Use Request Owner's Authorization Form

## Owner's Authorization

Applicant Name Joel Soto Diaz

Applicant's Address 1873 Beaver Ct Riverdale GA 30296

Property Address \_\_\_\_\_ Powder Springs, GA

Property PIN \_\_\_\_\_

This is to certify that I am  or We are  or I am  the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input type="checkbox"/>	Special Use <input checked="" type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

## Signature of Property Owner(s)

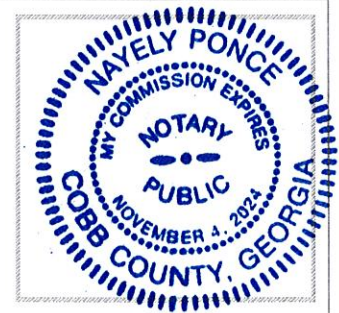
Hitesh Patel Signature of Owner      Hitesh Patel Printed Name      1-25-22 Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 25 day of January month.

2022, by Hitesh Patel of signer. Identification Presented: \_\_\_\_\_

Nayely Ponce Signature of Notary Public      Nayely Ponce Name of Notary Public      11-04-2024 My Commission Expires



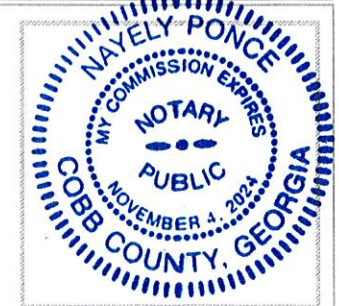
Hitesh Patel Signature of Owner      Hitesh Patel Printed Name      1-25-22 Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 25 day of January month.

2022, by Hitesh Patel of signer. Identification Presented: \_\_\_\_\_

Nayely Ponce Signature of Notary Public      Nayely Ponce Name of Notary Public      11-04-2024 My Commission Expires





# Special Use Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name Joel Soto Diaz

Applicant's Address 1873 Beaver Ct Riverdale GA

Applicant's Attorney

Attorney's Address 30246

### Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s)       Corporation       Partnership       Limited Partnership       Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

Joel Soto Diaz  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
_____	_____	_____

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
_____	_____	_____



# Special Use Request

## Applicant's Written Analysis

### Applicant Information

Name Joel Soto Diaz

Phone (7) 912-0342

Mailing Address 1573 Beaver Ct  
Riverdale GA 30246

Email Sotojoelws487@gmail.com

### Written Analysis

In details please address these Special Use Criteria:

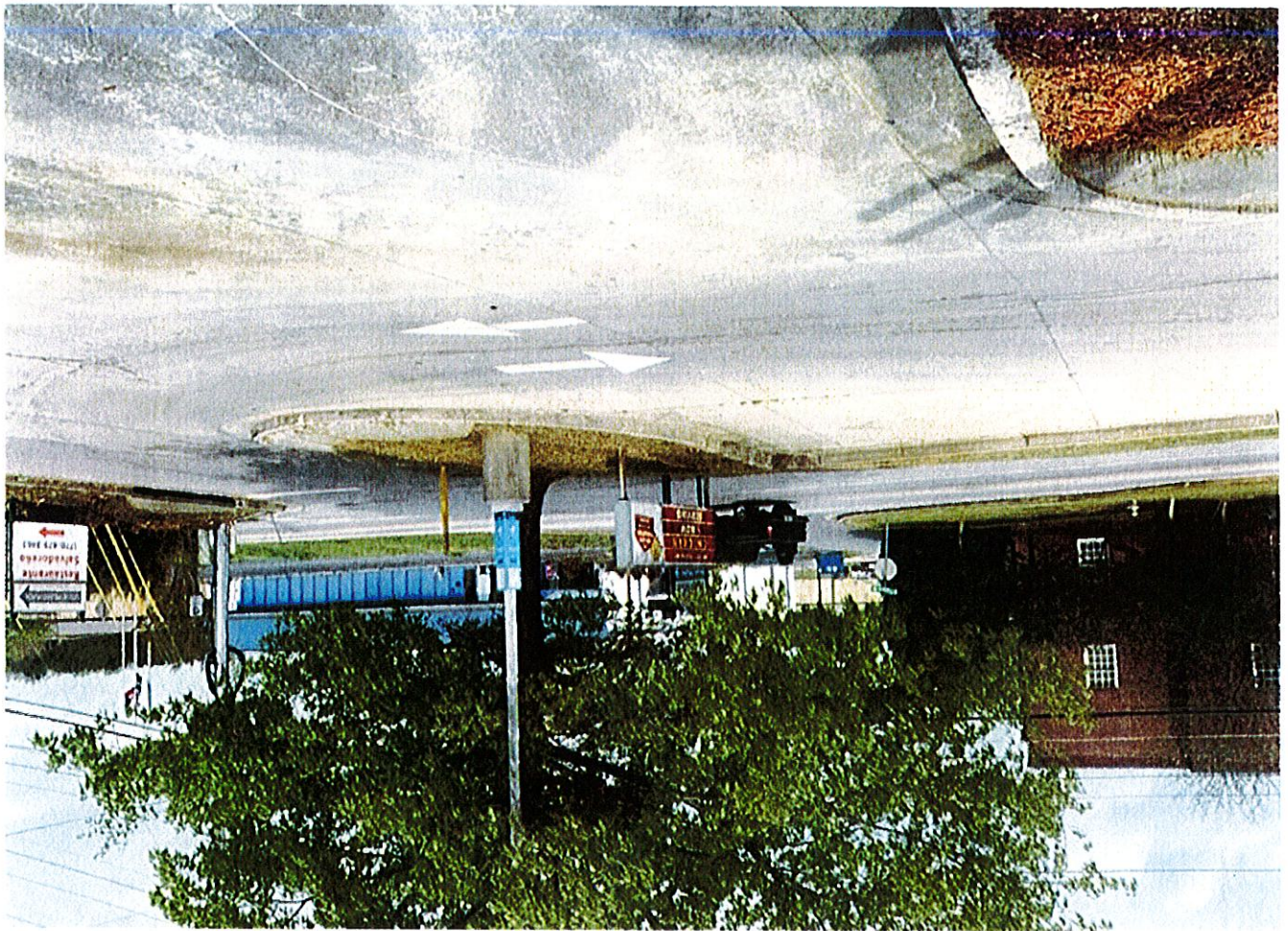
- a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.  
Yes it is consistent because its an existing car wash
- b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.  
Yes
- c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.  
Yes it is consistent because its an existing car wash
- d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.  
Yes it is existing vacant carwash
- 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.  
Yes
- f. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.  
Yes
- 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.  
Yes
- h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.  
Yes
- 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.  
Yes

Floorplan

INSIDE BAY AREA

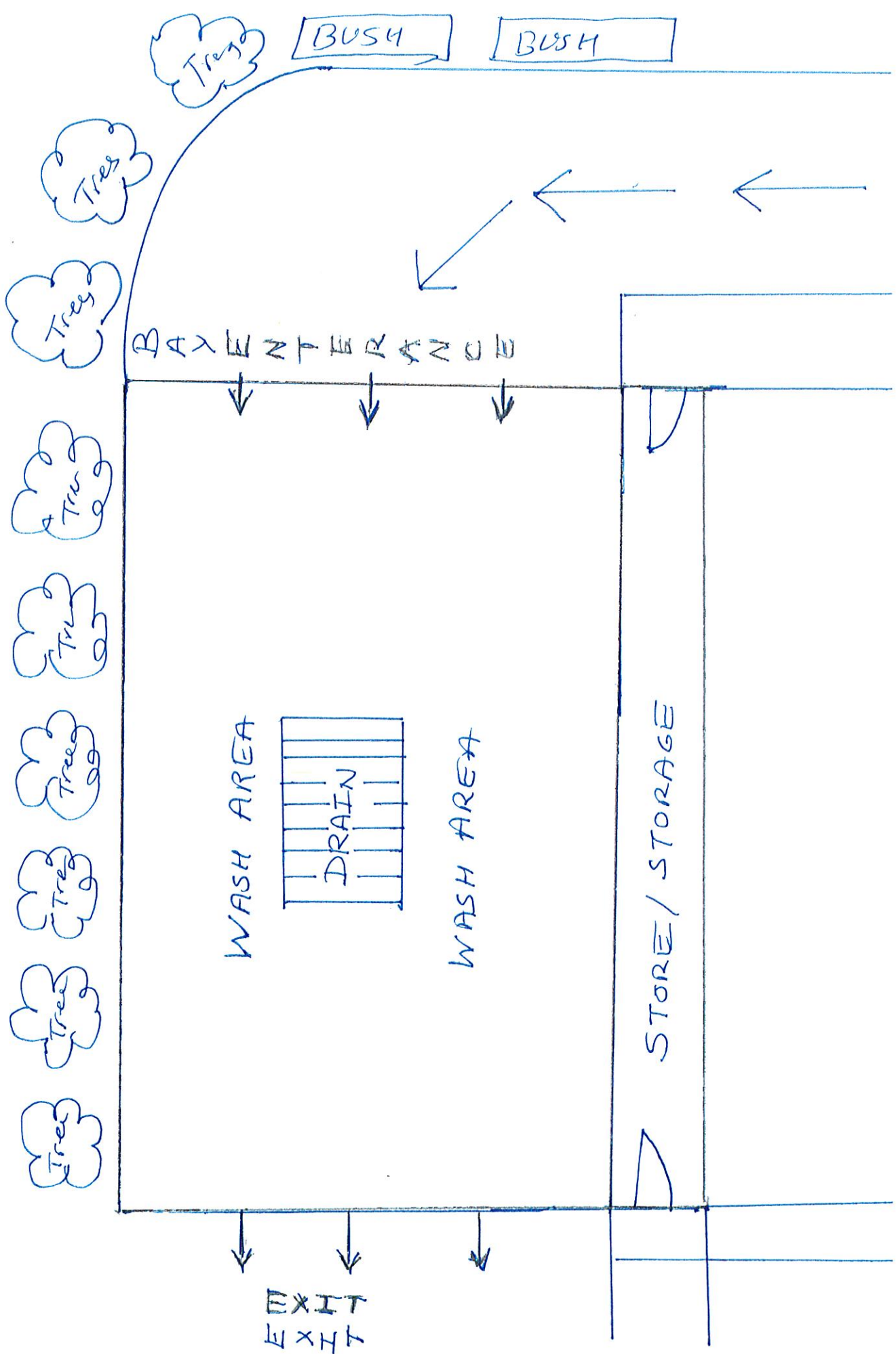


↑ ENTRANCE ↓



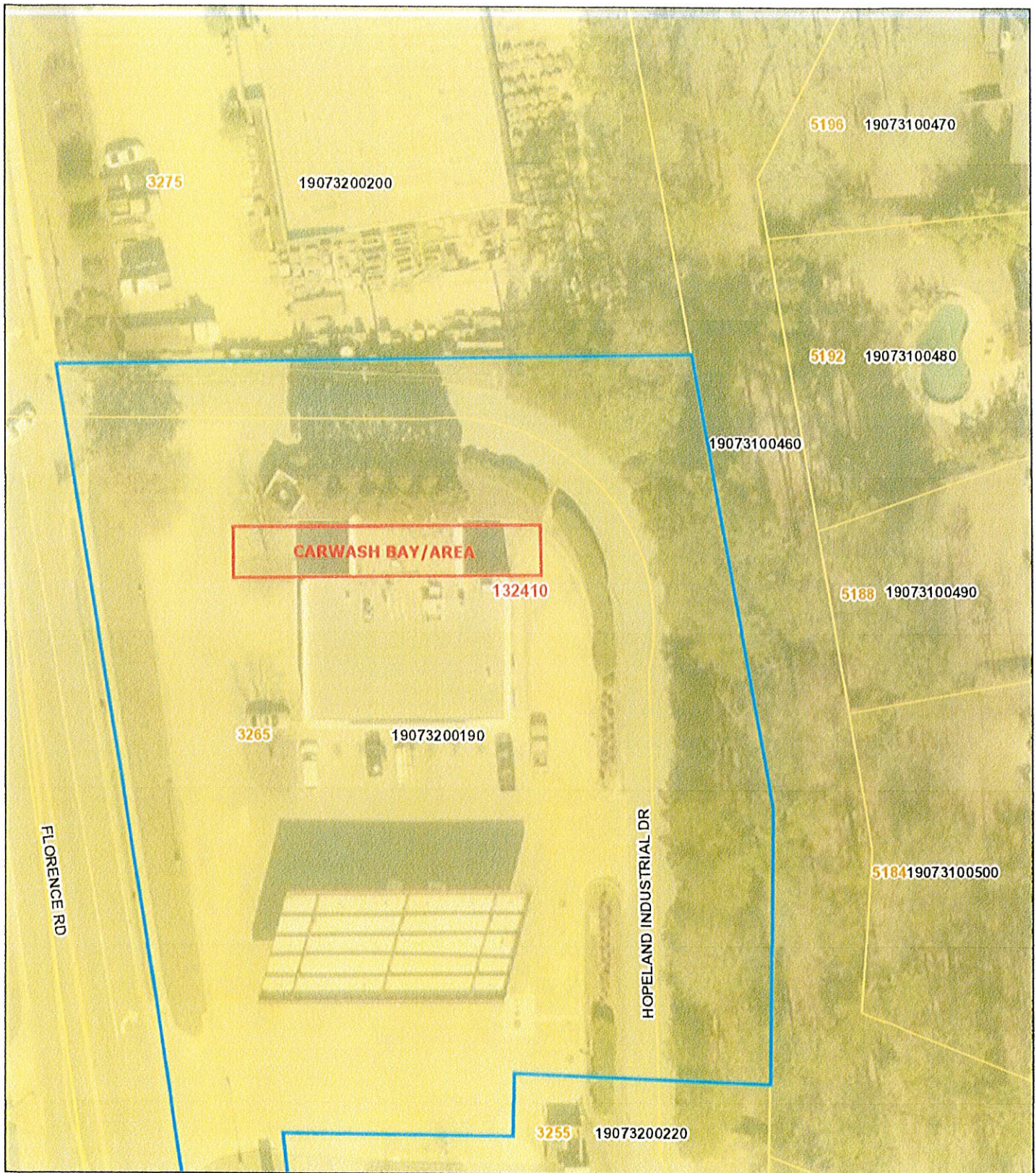
WS HAND WASH

3265 FLORENCE ROAD, POWDER SPRINGS GA 30127



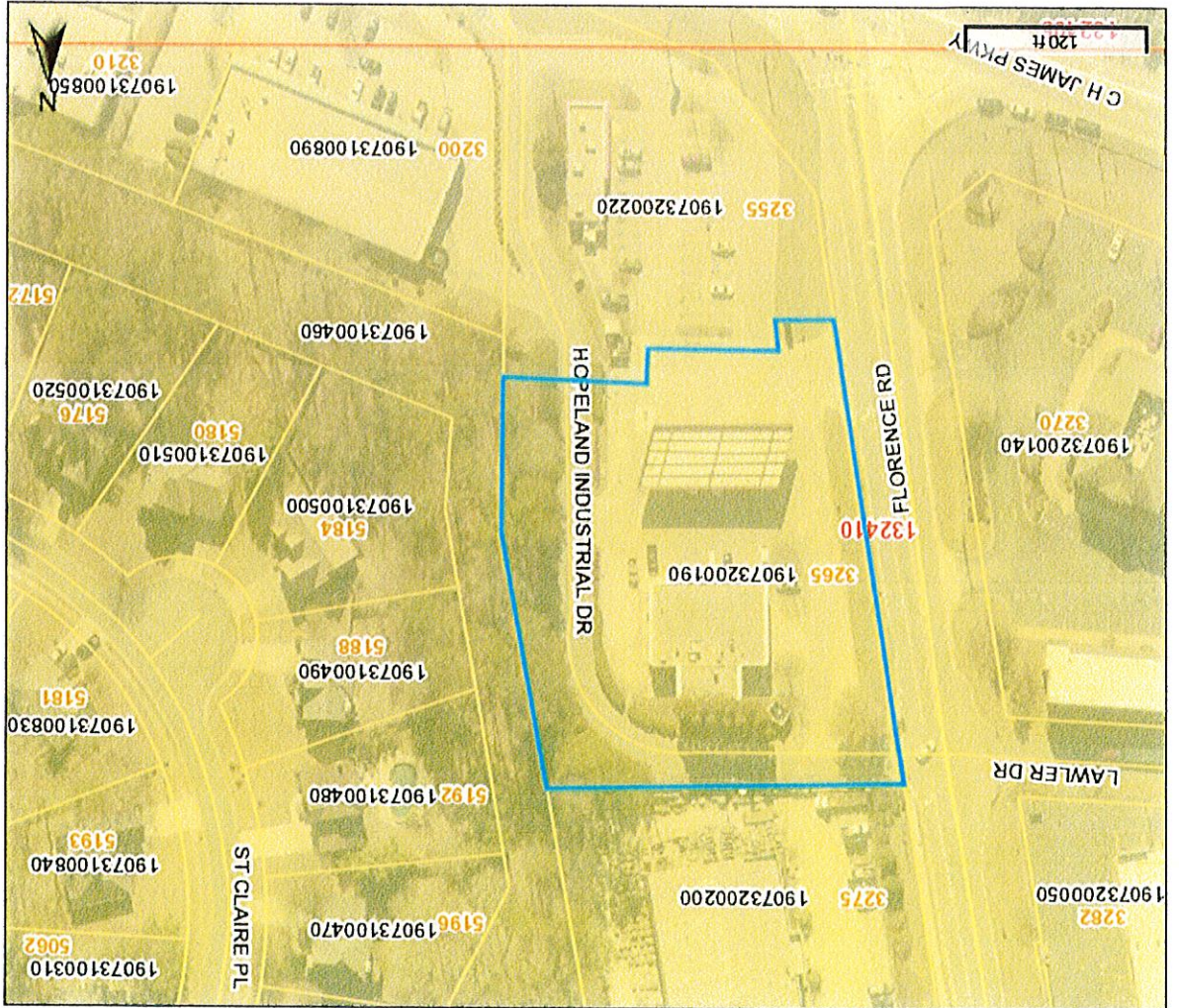






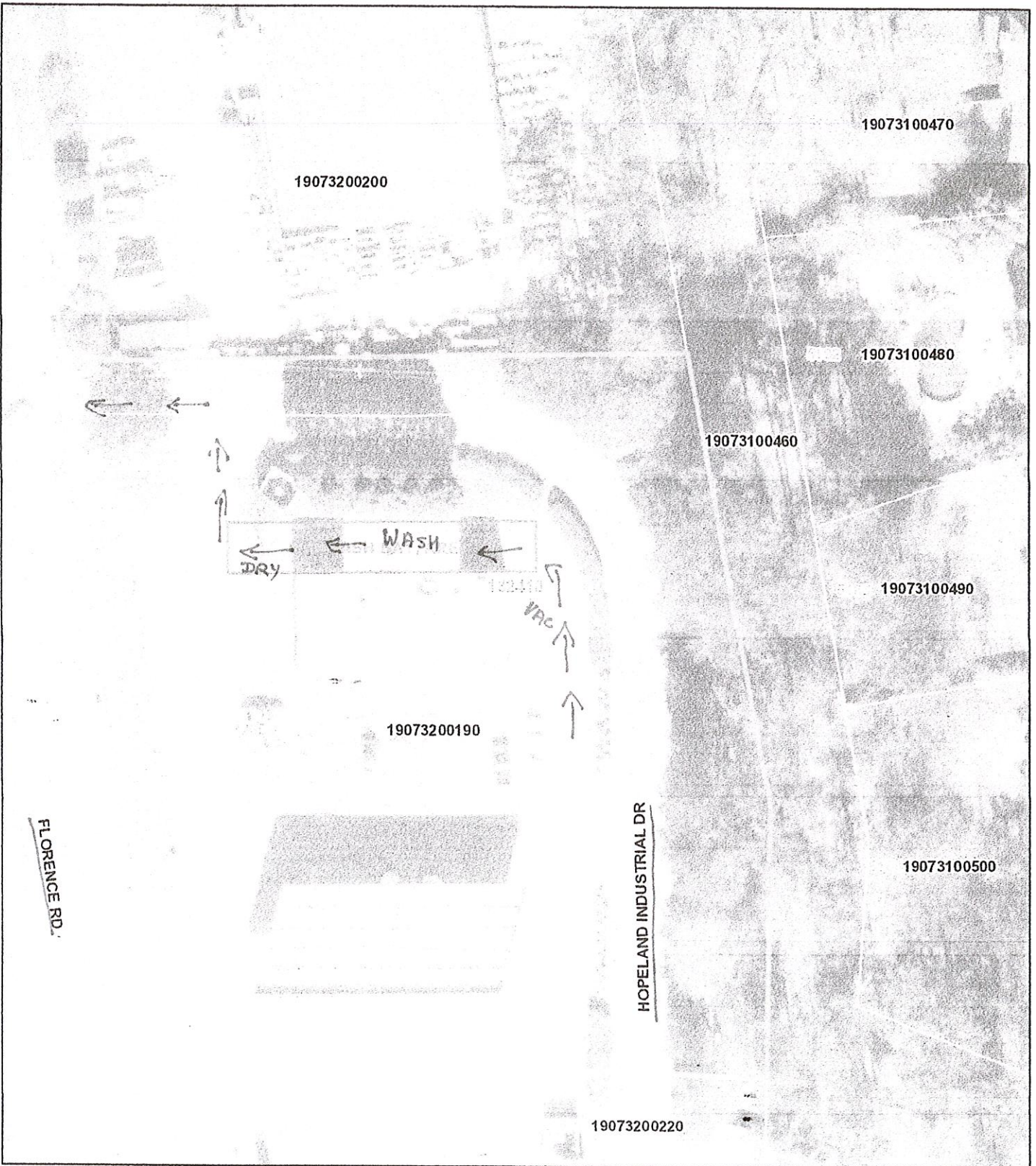
Parcel ID	19073200190	Physical Address	3265 FLORENCE RD	Last 2 Sales			
Class Code	C4- Commercial Small Tracts	Owner	HRV HOLDINGS LLC	Date	Price	Reason	Qual
Taxing District	(5) POWDER SPRINGS		1460 KINGS PARK DR	3/29/2013	\$1075000	n/a	U
Acres	1.7923		KENNESAW GA 30152	12/25/2006	\$914610	n/a	U

Parcel ID	Class Code	Taxing District	Acres	Owner	Physical Address	Last Sales	Price	Date	Reason	Qual
19073200190	C4 - Commercial Small Tracts	(5) POWDER SPRINGS	1.7923	HRV HOLDINGS LLC	3265 FLORENCE RD	3/29/2013	\$1075000	12/25/2006	n/a	U
				KENNESAW GA 30152						U



- Legend**
- Cobb Tile Index
  - Cities: Acworth, Austell, Kennesaw, Marietta, Powder Springs, Smyrna, Unincorporated
  - Administrative: Administrative
  - Facilities: Libraries, Police Stations, Fire Stations
  - Parks: County Parks, Federal Parks
  - Labels: House Number
  - Parcels: ARTERIAL, INTERSTATE, LOCAL, MAJOR, MINOR, PRIVATE, RAMP





Parcel ID	19073200190	Physical Address	3265 FLORENCE RD	Last 2 Sales			
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