

APPLICATION FOR SPECIAL USE

(OWNER/APPLICANT OR REPRESENTATIVR MUST BE PRESENT AT ALL MEETINGS)

For Office Use Only: PZ #:	
Planning Commission Hearing:	City Council Hearing:
Withdrawn Date: Reason	n for withdrawal:
uners' Name: Cotta Enterprises In	n C .
	00. Com
ailing Address: 221 Hardage Drive, Marie H	e: 30064 Telephone #: (770)490-369
COMPLETE ONLY IF APPLICANT IS NOT OWNER	ail Address: Litogramaso @ Valor-com
Mailing Address: 201 De Pot Lu De	21165 A Zip Code: 36/57
Telephone Number: (770) 940-0508	
ddress of property requesting Special Use: 444	8 Marie Ha Street, Powder Springs, GA 3
"	Acreage:
esent Zoning Classification:S	Special Use Request:
ource of Water Supply: Sou	urce of Sanitary Sewage Disposal:
eak Hour Trips Generated:	Source of Information:
applicable, Available School Capacity: ame of Elementary School and Available School apacity:	SUBSCRIBED AND SWORN BEFORE ME ON OCHOLOGO 2019
ame of Middle School and Available School apacity:	Signature of Notary My Commission Expires: 100-30 2021
ame of High School and Available School Capacity:	CALLIE REALDING
10-26-180019	O NOTARL AND WELL OF THE STREET OF THE STREE
gnature of Applicant Date	3 EMBER 30 POLY





APPLICATION FOR SPECIAL USE

(OWNER/APPLICANT OR REPRESENTATIVR MUST BE PRESENT AT ALL M

CTTY OF POINTER SPRINGS 4465 ENGLIGH DRIVE POINTER SPRINGS, GA 30127 (770) 943-8001

Term III: 003

10/29/19	
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31

For Office Use Only:		SETTLEMENT REPORT
PZ #:		Batch Num: 2000ac.
Planning Commission Hearing:	City Council Hearing:	Merchant: 1 Sales: 1 Refunds: 0 250.0
Withdrawn Date: Re	eason for withdrawal:	Settlement Successful
Owners' Name: Cotta Enterprises,	Inc.	Retrieval Ref. N: 50100001
Email Address: abcota 11 @ ya		I agree to pay above total amount according to card issuer agreement (Merchant agreement if credit voucher)
Mailing Address: 231 Hardage Drive, War	Code: 30064 Telephone	X
Applicant: Jolio Jod Glamaso	NER _ Email Address: <u>Litogramajo @</u>	GRANA.IO./JOEL Her Chant Copy
Mailing Address: 201 De Pot Lu	Dallas A Zip Code:	
Telephone Number: (776) 940-050 8		1
Address of property requesting Special Use:	148 Marietta Street, Powe	Ler Springs, GA 3013
Lot #/Parcel ID:	Acreage:	
Present Zoning Classification:	Special Use Request:	
Source of Water Supply:	_ Source of Sanitary Sewage Disposal:	
Peak Hour Trips Generated:	Source of Information:	
If applicable, Available School Capacity: Name of Elementary School and Available Sc Capacity:	SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER AGENT	2019
Name of Middle School and Available School Capacity:	Signature of Notary My Commission Expires: 10130	2021
Name of High School and Available School Capac	city:	
	S OTARL 3	

10-26-180019

Date

Signature of Applicant



REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

Check the boxes for all of the items that you have attached:

1. App	lication
2. Noti	ce of Intent - A detailed written description of the proposed development
	licant's Written Analysis (attached)
4. Cam	npaign Contribution Disclosures (attached)
5. 🔲 If ap	oplicable, owners authorization (attached)
6. Lega	al Description and Survey Plat of the property
7. App	lication Fee
8. Cop	y of the Deed that reflects the current owners name
	nity Map outlining the parcel/s requesting special use in relation to the surrounding area
10. Site	plan, plat or survey prepared by an architect, engineer
The	following information must be included:
	 Specific use or uses proposed for the site
	 Acreage, bearing and distances, other dimensions, and location of the tract(s)
	 Locations, sizes and setbacks of proposed structures, including the number of stories and total
	floor area, height, for residential number of units, Square footage of heated floor area.
	 Detention/retention areas, and utility easements. Location of dumpsters
	 Public or private street(s) - right of way and roadway widths, approximate grades
	 Location and size of parking area with proposed ingress and egress
	 Specific types and dimensions of protective measures, such as buffers
	• Landscaping
	Wetlands, stream buffers, and 100 year floodplain
11. Ske	etch Plan/ Architectural Rendering
	ffic Study required for development with 500,000 square feet of non-residential floor area or
	dwelling units or more.
Plea	ase list additional attachments:
•	
•	
•	
•	
•	
•	
1.70	



NOTICE OF INTENT

Please indicate the purpose of the application:
Seek approval for hand wash I detailing business
Part 2. If applicable, please list all requested variances:
N/A
Part 3. Existing use of subject property: Cas Station [Canvenience Stone; Restaurant; Can Wash
Part 4. Proposed use of subject property:
Hand Wash / Detailing
Part 5. Other Pertinent Information (List or attach additional information if needed):



APPLICANT'S WRITTEN ANALYSIS – In details please address these <u>Special Use</u> Criteria

(a)	Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located. 13 (MS) HAT WITH FONG CITICAL.
(b)	Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area.
(c)	Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general. JEST OF CONSISTENT WITH DESIRABLE POWER OF DEVELOPMENT MEDICAL CONTRACTOR OF DEVELOPMENT OF DEVELOPM
(d)	Whether the type of street providing access to the use is or will be adequate to serve the proposed special use. USC SECIOUSE
(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. The contract 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. Energy Contract 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. Energy Contract 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.
(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. Serve Security USE.
(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.
(h)	Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area. The area. The area.



(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.
	M neighbors Projeries



CAMPAIGN CONTRIBUTION DISCLOSURE

Applicant: JUNO VOOI GROMANO GURGO
Applicant's Address: 201 Defot Kine Daylor, GA 30157
Applicant's Attorney: Attorney's Address:
The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 <i>et seq.</i>
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:
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



OWNER'S AUTHORIZATION

This is to certify that (I am We are I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject 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 each box that applies
Rezoning Special Use Hardship Variance Special Exception Flood Protection Variance Appeal from Administrative Decision
Applicant: Jolio Joel Gramalo Garcia
Applicant's Address: 201 DcPo+ 19 Dallas GA 3015 7
Date this Authorization becomes null and void:,20 (Not applicable)
Alexa Colland (Notarized) Signature of Owner 10/26/19 (Notarized) Signature of Owner 10/26/19 (Notarized)
Signature of Owner (Notarized)
Signature of Owner (Notarized)
Signature of Owner (Notarized)



Affidavit of Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning Application.

any portion of the property that is The written notice was mailed to	owning property located in whole or in part within 200 feet of the subject of the rezoning, special use or variance application. he property owners as such names and addresses appear on the records on Said notices were mailed at
*Notice, addresses and picture of sign pos	ed on property must be attached to this affidavit.
	property advertising said hearing on One east 15 days prior to the first hearing date. Picture was taken and provided to
Signature of Applicant	Date
Printed Name	
SUBSCRIBED AND SWORN BEFORE ME ON	
Signature of Notary My Commission Expires:	



Planning & Zoning 2019 Agenda & Hearing Dates

Rezoning, Special Uses, Variances and Developments of Regional Impact (DRI)

Deadline for Application	Agenda	Hearing	Council Agenda	Council Hearing
	4			
December 26 2018	January 10	January 28	January 30	February 4
January 29	February 7	February 25	February 27	March 4
February 26	March 14	March 25	March 27	April 1
March 26	April 11	April 29	May 1	May 6
April 23	May 9	May 28 (Tuesday)	May 29	June 3
May 28	June 13	June 24	July 10	July 15
June 25	July 11	July 29	August 14	August 19
July 30	August 8	August 26	September 11	September 16
August 27	September 12	September 30	October 2	October 7
September 24	October 10	October 28	October 30	November 4
October 29	November 14	November 25	November 26	December 2
November 26	December 12	December 16	TBD	TBD
December 24	January 9	January 27	TBD	TBD

Note: Applications may be scheduled for a different hearing date than noted, at the discretion of the City staff, should the application require additional time for review and consideration.

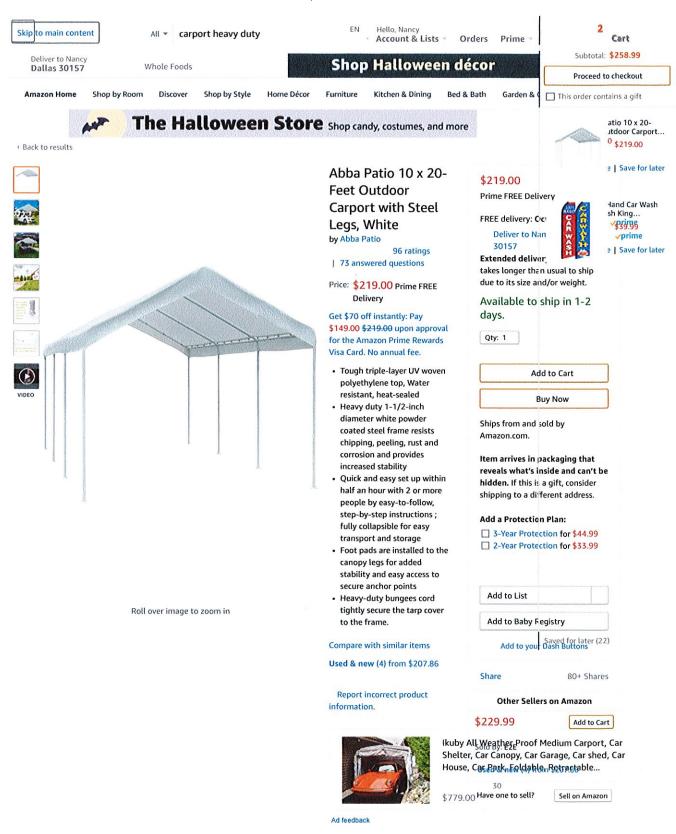
- Planning & Zoning Agenda meetings 7:00 p.m. in Community Development Department conference room. Premeetings start at 6:30 p.m.
- Planning & Zoning Public Hearings 7:30 p.m. in the City Council Chambers at the Community Development Department. Pre- meetings start at 7:00 p.m.
- Mayor & Council Agenda dates subject to change. Council Agenda times may vary, contact Kelly Axt at City Hall (770-943-1666) on the day prior to the Council Agenda meeting to determine when the item has been scheduled. The meeting will be held in the 2nd floor conference room at City Hall.
- Council Public Hearings 7:00 p.m. in the City Council Chambers at Community Development Department.

ATTENDANCE IS REQUIRED AT ALL MEETINGS



FEES — Updated 11/5/2018 Please verify cost with staff

Variance, residential	\$250
Variance, commercial	\$450
Special Use	\$250
Rezoning Application, single family, 0-5 acres	\$250
Rezoning Application, single family, 6-10 acres	\$700
Rezoning Application, single family, 11-20 acres	\$1,000
Rezoning Application, single family, 11-20 acres	\$1,500
	\$1,500 + \$30/acre
Rezoning Application, single family, =/> 101 acres	
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$700
Zoning - Rezoning Application, undeveloped med/high density residential, 6- 10 acres	\$1,200
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres \$1,500.0	\$1,500
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$2,000
Rezoning Application, undeveloped med/high density residential, =/> 101 acres	\$2,000 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$900
Rezoning Application, undeveloped non-residential, 6-10 acres	\$1,500
Rezoning Application, undeveloped non-residential, 11-20 acres	\$1,800
Rezoning Application, undeveloped non-residential, 21-100 acres	\$2,200
Rezoning Application, undeveloped non-residential, =/> 101 acres \$2,200 + \$50 /acre	\$2,200 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$700
Rezoning Application, developed med/high density residential, 20,0001-50,000 SF	\$1,200
Rezoning Application, developed med/high density residential, 50,001-100,000 SF	\$1,500
Rezoning Application, developed med/high density residential, 100,001-500,000 SF	\$2,000
Rezoning Application, developed med/high density residential, =/> 500,001 SF	\$2,000 + \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$900
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$1,500
Rezoning Application, developed	\$1,800
non-residential, 50,001-100,000 SF	
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$2,200
Rezoning Application, developed non-residential, =/> 500,001 SF	\$2,200 + \$115 /100,000 SF
Public Hearing signs	\$25
Public Hearing signs - Deposit	\$10





Product Summary

Features

Specs

Item# 252360

Brand ShelterLogic

Manufacturer's Warranty 12 months parts / 12 months

labor

Ship Weight 196.0 lbs

Dimensions L x W x H (ft.) $26 \times 12 \times 9$

Canopy Color Tan

Canopy Style House

Canopy Material Polyethylene

Material Weight (oz. per sq. 6.5

m)

UV Inhibitors Yes

Center Height (ft., in.) 9, 8

Valance Yes

Frame Material Powder-coat steel

Frame Thickness (in.) 2

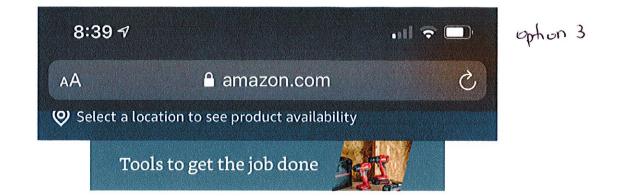
Legs (qty.) 10

Fastener Type Bungee

Fastening Hardware Yes

Included

Anchors Included No



Arrow ★★☆☆☆ 3

Arrow 12 x 20 x 7-Foot Heavy Duty Galvanized Steel Metal Multi-Use Shelter, Shade, Carport, 12' x 20' x 7'



\$1,189⁹⁹

Get it as soon as **Wednesday, November 6, 9:00** am - 9:00 pm. Schedule a convenient slot at checkout.

Only 20 left in stock - order soon.

Qty: 1 🗸



SELL ON AMAZON







SHARE

About this item

- Built to Last: Featuring a 2 inch square tube frame, the Arrow 12 x 20-foot carport provides stability and strength to the unit, increasing it's wind and snow load capability
- All-Weather, All-Season: Protect your vehicle or outdoor space all-year long. Built to take on even tough weather - winds up to 100 mph, and a snow load of 35 PSF
- Easy, Fast Assembly: Unique design features a slip-fit frame connection with pilot holes and self-drilling screws for assembly that's faster and more convenient right out of the box
- Heavy-Duty Materials: Galvanized steel roof that's built to last - the 12 x 20-foot carport features a 29gauge painted galvanized steel for corrosion resistance
- Aesthetic Design: Roof has an attractive charcoal finish, with a black powder coated steel frame
- Additional Protection: Rounded roof eaves and 10 inch overhang at the roof gables offer additional protection from the elements
- Assembled Exterior Dimensions: 146" x 237" x 102"
 Assembled Interior Dimensions: 142" x 237" x 100"
- Total Storage Area: 234 square feet
- Includes: (1) Frame, (1) Cover, Hardware
- See less



Lawn & Garden
Up to 25% off clearance
Shop now.

LEASE

m / S

Cotta Enterprises, Inc, (Lessor) a corporation organized under Georgia Law, having a place of business at 4148 Marietta Street, Powder Springs, GA 30127 and Julio Joel Gramajo & Manolo Armando Miranda (Lessee), 201 Depot Lane, Dallas, GA 30157 respectively enter into this lease,

- 1) **Leased Property.** Lessor does hereby lease and permit Lessee to use the back lot portion of Powder Springs Union 76, 4148 Marietta Street, Powder Springs, GA 30127 behind the Drive Thru for the sole purpose of conducting a hand car wash/detailing business. Lessee will be required to leave open enough drive space for any vehicle or truck to pass through said area at any time during or after Lessee's operating hours.
- 2) **Term.** This lease is a one year lease. It can be terminated by either party with a thirty (30) day written notice at the end of the term. The beginning date is November 1, 2019 and the ending date is October 31, 2020.
- 3) **Rental.** Lessee agrees to pay rent on or before the first day of each month. If rent is paid late but before the 10th of the month, there will be a \$50.00 penalty. If rent is not received by the tenth of the month, it will be deemed a breach of contract and Lessor may at its sole discretion terminate this agreement immediately. The monthly rental amount is \$850.00. The first and second months rent are due at lease signing. Rental payments shall be sent to Cotta Enterprises, Inc., 221 Hardage Drive, Marietta, GA 30064. November's rent will be waived so the first month's rent will apply to December.
- 4) **Security Deposit.** \$850.00 is required as security deposit. It is refundable at lease termination provided there is no damage to Lessor's property, said property is left free and clear of all debris, and all utility bills incurred by Lessee are paid in full.
- 5) Hours of Operation. Lessee may operate from 7 a.m. until dark, seven days a week.
- 6) **Utilities.** All utilities will be the responsibility of Lessee. Lessee will be responsible to pay for all water & sewage charges over the \$85.00 normal monthly average of other Lessees occupying the premises to Lessor who will provide bill copies. Also, \$20.00 per month for electricity. A \$50.00 utility deposit is required.
- 7) **Maintenance.** Lessee shall at Lessee's expense maintain the leased property in good repair and in a clean, safe, and orderly condition during the term of this lease. The maintenance responsibility of Lessee shall include but not be limited to necessary repair, replacement, maintenance and other appropriate action in connection with the following:
 - Lessee shall clean, wash, and maintain all interior and exterior of Leased Property.
 - Lessee shall make certain no trash or debris is left on back lot at closing time.
 - Lessee shall maintain landscaping areas surrounding Leased Property including spraying or cutting down any and all weeds on a weekly basis.
 - Lessee's equipment will be kept clean and stored in an orderly fashion on a daily basis.
 - Lessee will remove any debris/property left by his customers daily and keep excess stored items down to a necessary minimum on a daily basis.

In the event of Lessee's failure to repair or maintain the Leased Property, after receiving written notice from Lessor, Lessor may make, or cause to be made the necessary repairs or maintenance. Lessor in such event will charge Lessee for the cost of such repairs and maintenance. Lessee agrees to pay such charge within five (5) days of invoice date.

- 8) **Licenses and Permits.** In its own name, and at the Lessee's expense, Lessee shall obtain all necessary licenses and permits to do business which are or may be required by any municipal ordinance, state law or regulation, governmental authority, or otherwise, and shall pay all fees in connection therewith.
- 9) **Insurance Requirements.** Lessee is required to maintain at his sole cost, during the term of this

lease, the insurance coverage set forth with companies satisfactory to Lessor, and policy limits not less than as stated hereunder. The insurance coverage required hereunder shall name Lessor as an additional insured, provide a waiver of subrogation in favor of Lessor, allow cross liabilities and provide written notice of cancellation of material change. Notice of cancellation or change shall not affect coverage afforded Lessor until 30 days after written notice is received. A certificate evidencing these coverages shall be delivered to Lessor prior to commencement of this lease. The following is the required insurance:

- Commercial General Liability Insurance with a broad form endorsement with limits of not less than \$500,000.00 general aggregate.
- Business Automobile Liability Insurance for all operations of the contractor including owned, non-owned and hired vehicles with limits of liability of not less than: Bodily injury \$500,000.00 each person, \$500,000.00 each accident; Property damage \$1,000,000.00, or a combined single limit of \$1,000,000.00 for bodily injury and property damage, such policy to be endorsed when material transportation is involved.
- Worker's Compensation Insurance is required by laws and regulation applicable to ad covering employees of Lessee.
- Employee's Liability Insurance protecting Lessee against common law liability, in the absence of statutory liability, for employee bodily injury arising out of the employer-employee relationship with limits of not less than \$500,000.00.
- Any other legally required insurance.
- 10) **General.** No loitering will be permitted at any time. Lessee employees are not permitted to walk in and out of the Drive-thru except to connect and disconnect water hose and electrical cord daily. 11)**Modifications.** Any, attached modifications/additions made to the Lessor's property become the property of Lessor if or when the Lessee vacates the premises (e.g., carport awnings, picnic tables). Lessee shall make no change, additions, or alteration to the Leased Property unless Lessee first obtains Lessor's consent in writing.
- 12) **Entirety of Agreement.** This Lease is intended by the parties to be final, complete and exclusive embodiment of the terms and provisions of their agreement about the matters covered herein. This Lease can not be transferred or assigned by Lessee, or can Lessee sublet. This Lease may be altered, amended or changed in any way only be a written instrument executed by both parties.

Cotta Enterprises, Inc.

By: Alex B. Cotta, President

Date Signed 10/12/14

Witnessed: Murtler N. Varelula By: Julio Joel Gramajo

exp: 51312023 County of Paulding

CHRISTIAN N VANDERBERG

NOTARY PUBLIC

Paulding County

State of Georgia

My Comm. Expires May 3, 2023

Cotta Enterprises, Inc.

By: Alex B. Cotta, President

Date Signed 10/12/14

By: Manolo Armando Miranda

Date Signed 10-12-19

Date Signed 10-12-19