

Paradise Cove Car Wash

SPECIAL EXCEPTION VARIANCE

Applicant: KEITH NEWBY Telephone: 678-478-7383

Applicant Address: 60 DORYS WAY DALLAS GA 30157

Property Location: 1220 RICHARD D SAILORS PKWY Land Lot No: 872

Applicant is: NSXVIPER1@YAHOO.COM

- Property Owner
- Representative of the Owner
- Other Attach Owner's Authorization
- NOT a Representative of the Owner Attach Owner's Authorization

Current Zoning: COMMERCIAL USE  
 Type of Application CRU  
 Special Use:  
Car Wash  
 Change in Stipulations of Approval

Attachments

- Application
- Boundary Description
- Sketch Plan  (Not Required)
- Impact Studies  (Not Required)
- Campaign Contribution Form
- Review Checklist
- Other: \_\_\_\_\_

Description of Appeal  Additional pages explaining the Appeal are attached

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

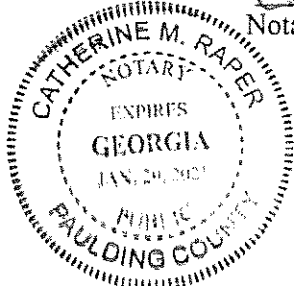
I attest that this Application and its attachments are accurate to the best of my knowledge.

Sworn to and subscribed before me this

26 day of 6, 2018

[Signature]  
 Signature of Applicant (to be Notarized)

Catherine Raper  
 Notary Public



DO NOT WRITE IN THE BOXES BELOW

Powder Springs

# 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 named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

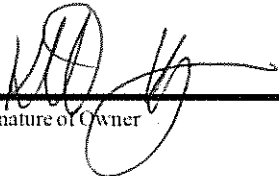
Applicant:

KEITH NEWBY

Applicant's Address:

60 DORYS WAY  
DALLAS, GA 30157

Date this Authorization becomes null and void: \_\_\_\_\_, 20\_\_\_\_. ( Not applicable)

  
Signature of Owner

(Notarized)



(Notarized)

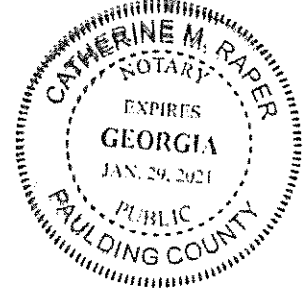
\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner



**Attach additional sheets as needed**

**Corporations- attach copy of corporate resolution approving authorization**

Applicant: KEITH NEWBY Current Zoning: CRC Proposed Sp. Use: CAR WASH

Property Location: 1220 RICHARD D SAILORS PKWY Land Lot No. 872

Standards for special use consideration

A special use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria. Emphasis may be placed on those criteria most applicable to the specific use proposed:

Standard	YES	NO	Comments
a. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will the establishment of the special use not impede the normal and orderly development of surrounding property for uses predominate in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Is the location and character of the proposed special use consistent with a desirable pattern of development in general?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Is or will the type of street providing access to the use be adequate to serve the proposed special use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Prepared...Date: 6-26, 2018 for \_\_\_\_\_ Applicant

Date: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ Powder Springs Staff

Date: \_\_\_\_\_, 20\_\_\_\_ by Other: \_\_\_\_\_

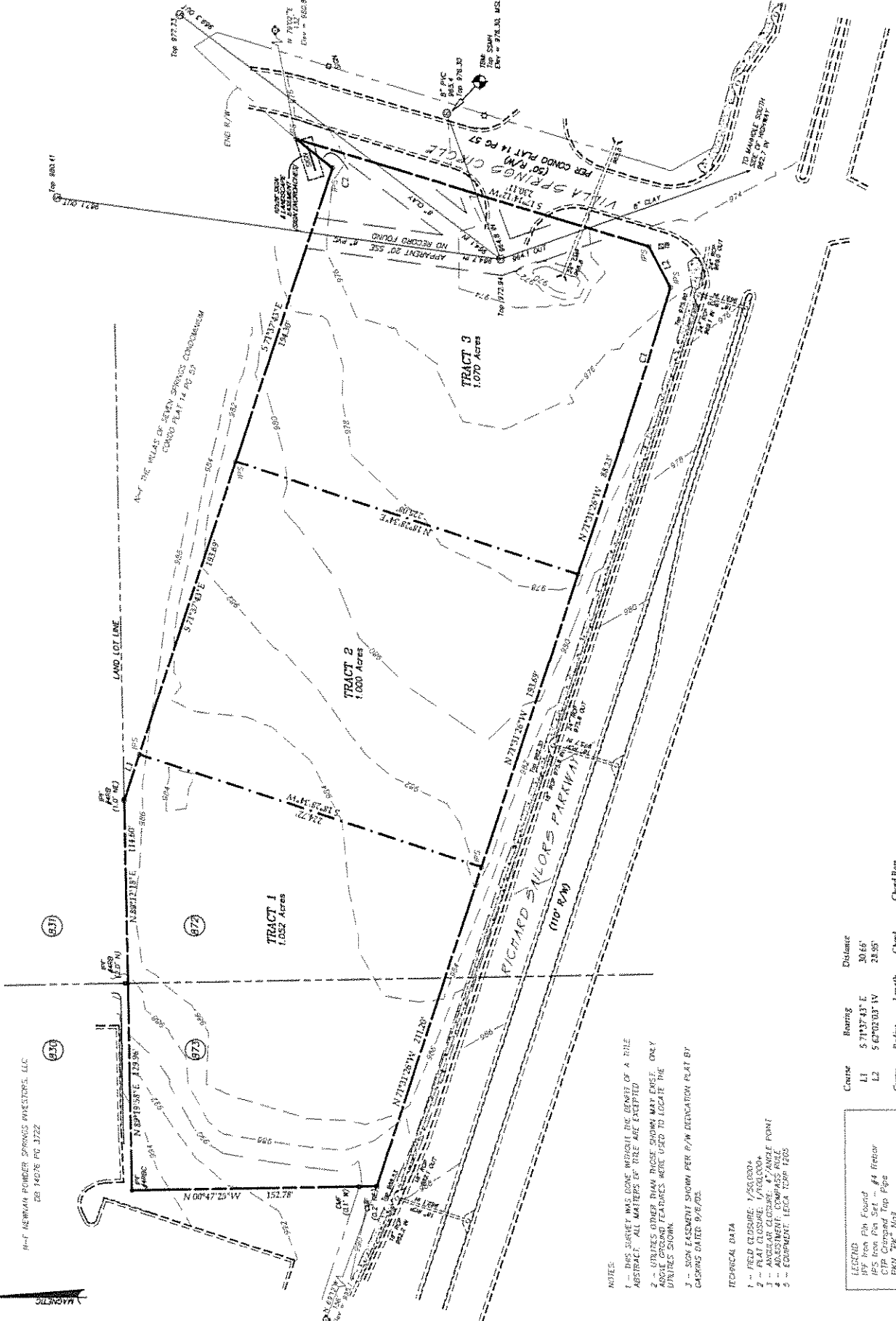


**MATTHEW M. WILSON**  
 9006 Mallory Lane  
 Marietta, GA 30067  
 PHONE: (770) 592-3300  
 GA RLS#2720

**GRAPHIC SCALE - FEET**  
 0 40 80 120

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY IDENTIFICATION BY THE SURVEYOR MAKING SAID PERSONS OR ENTITY. ANY UNLAWFUL PERSONS OR ENTITY WITHOUT EXPRESS PERMISSION FROM THE SURVEYOR MAKING SAID PERSONS OR ENTITY.

BOUNDARY & TOPOGRAPHIC SURVEY FOR  
**W. WAYNE ELLIS, COMPANY & UNITED COMMUNITY BANK**  
 DATE: 8/2/05  
 DRAWN BY: J.M.W./P  
 CHECKED BY: M.M.W.  
 DATE: 1/4/06  
 FIELD DATE: 10/25/05



Course	Bearing	Distance	Chord	Chord Buz.
L1	S 71°27'13" E	30.65'		
L2	S 67°02'03" W	23.85'		
C1	Radius	101.34'	101.34'	
C2	Chord	495.23'	495.23'	
			Chord Buz.	N 77°17'44" W
				N 13°20'00" E

**NOTES:**  
 1 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ALL MATTERS OF TITLE ARE EXCEPTED.  
 2 - UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. ONLY ANGLE CROSSING READINGS WERE USED TO LOCATE THE UTILITIES SHOWN.  
 3 - 50% EASEMENT SHOWN PER R/W REDUCTION PLAT BY CASPER DATED 6/18/05.

**LEGEND:**  
 1 - FIELD CLOSURE: 1/50,000  
 2 - UNLAWFUL PERSONS OR ENTITY IDENTIFICATION  
 3 - ADJUSTMENT: COMPASS RULE  
 4 - ADJUSTMENT: COMPASS RULE  
 5 - EQUIPMENT: LEICA TOPCON

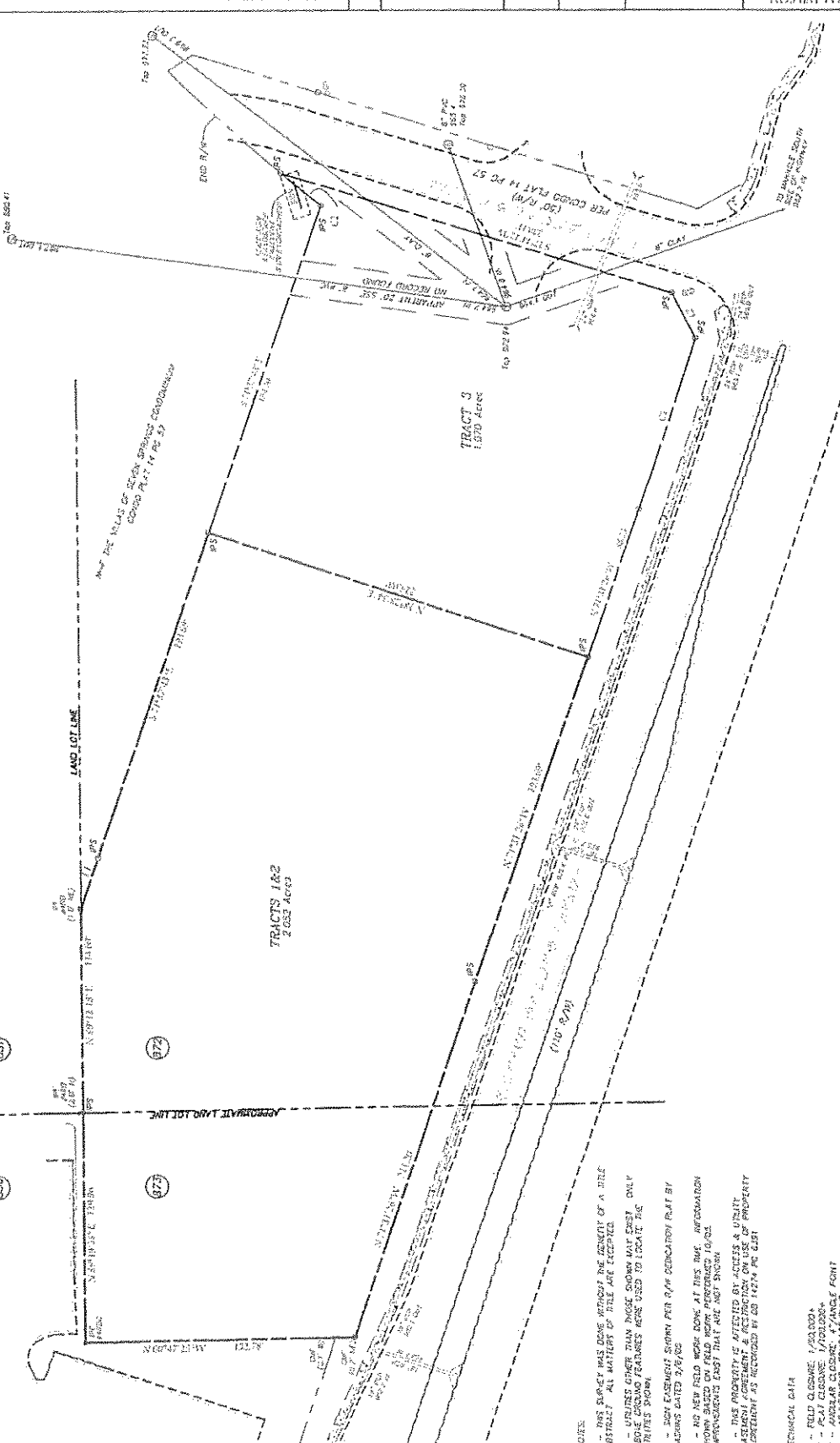
Symbol	Description
○	Iron Pipe
●	Iron Nail
▲	Tip of Concrete
△	Tip of Wood
□	Tip of Metal
◇	Tip of Stone
⊙	Tip of Concrete / R/W Monument
⊚	Tip of Stone / Sewer Easement
⊛	Tip of Wood / Nail
⊜	Tip of Metal / Nail
⊝	Tip of Stone / Meter
⊞	Tip of Metal / Meter
⊟	Tip of Stone / Meter
⊠	Tip of Metal / Meter
⊡	Tip of Stone / Meter
⊣	Tip of Metal / Meter
⊥	Tip of Stone / Meter

144 F. AMERICAN POWER SPRINGS INVESTORS, LLC  
 228 FORT WARD RD. #100  
 ATLANTA, GA 30303

14-F NEWMAN POWER SERVICES FACTORIES, LLC  
 63 14028 PG 222

TRACTS 1&2  
 2.633 ACRES

TRACT 3  
 1.630 ACRES



APPROXIMATE LANE LOT LINE

LAND LOT LINE

- NOTES:
- 1 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ALL MATTERS OF TITLE ARE ACCEPTED.
  - 2 - UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD NOTES AND RECORDS. ONLY ABOVE SHOWN FEATURES WERE USED TO LOCATE THE UTILITIES SHOWN.
  - 3 - ANY EASEMENT SHOWN PER R/W CONVEYANCE PLAT BY CHAINES DATED 2/2/02.
  - 4 - NO NEW FIELD WORK DONE AT THIS TIME. ANY DISCREPANCY SHOWN BASED ON FIELD NOTES PERFORMED 10/02.
  - 5 - THIS PROPERTY IS AFFECTED BY ACCESS & UTILITY EASEMENT AGREEMENT & RESTRICTION ON USE OF PROPERTY AGREEMENT AS RECORDED BY 63 14274 PG 0217

TECHNICAL DATA

- 1 - FIELD CLOSED: 1/20/04
- 2 - FOOT CLOSURE: 1/20/04
- 3 - ADJUSTMENT: COMBAST FILE
- 4 - ADJUSTMENT: COMBAST FILE
- 5 - EQUIPMENT: LEICA TOPCON

CLASS	BEARING	DISTANCE	REMARKS
1	S 71° 10' 00" E	31.00	
2	S 42° 00' 00" N	23.95	
3	S 78° 12' 00" E	111.28	UTD BAR
4	S 92° 12' 00" E	23.50	UTD BAR
5	N 72° 47' 47" W	111.28	
6	N 19° 26' 00" E	23.50	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT CONVEY TO ANY PERSON OR ENTITY UNLESS SPECIFICALLY PROVIDED FOR IN THE INSTRUMENT HAVING SAID PERSONS OR ENTITY.

W. WAYNE ELLIS, COMPANY  
 SURVEYOR

STATE	FLORIDA
CITY/TOWNSHIP	DADE COUNTY
DATE	11/27/03
CHANGED BY	WWE
ISSUED BY	WWE
SCALE	AS SHOWN
PROJECT	14028 PG 222
DATE	11/27/03

GRAPHIC SCALE - FEET  
 0 40 80 120

MATTHEW WILSON  
 PROFESSIONAL SURVEYOR  
 No. 8728  
 STATE OF FLORIDA  
 14028 PG 222  
 11/27/03

