



CITY OF PEACHTREE CORNERS
 COMMUNITY DEVELOPMENT
 310 Technology Parkway, Peachtree Corners, GA 30092
 Tel: 678.691.1200 | www.peachtreecornersga.gov

PUBLIC HEARING APPLICATION
REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Elevations	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Specimen Tree Survey	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for the RM Districts, R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Other Information Needed to Review Application (as determined by Community Development staff)	• _____	<input type="checkbox"/>	<input type="checkbox"/>
	• _____	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Foamworks Auto Spa c/o Alliance Engineering and Planning</u>	NAME: <u>POULOS GEORGE ESTATE ETAL</u>
ADDRESS: <u>4525 S. Lee Street</u>	ADDRESS: <u>9040 ROSWELL RD STE 120</u>
CITY: <u>Buford</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30350-7530</u>
PHONE: <u>770.225.4730 ext.819</u>	PHONE: <u>770.225.4730 ext.819</u>
E-MAIL: <u>Tylerl@allianceco.com</u>	E-MAIL: <u>Tylerl@allianceco.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>Tyler Lasser</u> PHONE: <u>770.225.4730 ext.819</u>	
CONTACT'S E-MAIL: <u>Tylerl@allianceco.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-1 REQUESTED ZONING DISTRICT: C-2 with SUP

LAND DISTRICT(S): 6 LAND LOT(S): 286 ACREAGE: 1.387

ADDRESS OF PROPERTY: 3390 Medlock Bridge Road

PROPOSED DEVELOPMENT: Car Wash

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: +/- 3,464

Gross Density: N/A

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

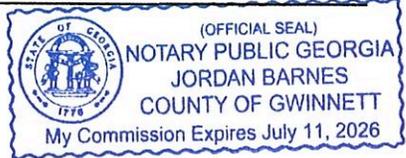
- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Handwritten Signature] _____ 11/1/22 _____
Signature of Applicant Date

MANUEL KALYANNIDES, MANAGER
Type or Print Name and Title



[Handwritten Signature] _____ 11-1-22 _____
Signature of Notary Public Date Notary Seal

PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

[Handwritten Signature] _____ 11/4/2022 _____
Signature of Property Owner Date

DEAN POULOS OWNER
Type or Print Name and Title

[Handwritten Signature] _____ 11/4/2022 _____
Signature of Notary Public Date



APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city 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. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Please see attached

- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

Please see attached

- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

Please see attached

- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Please see attached

- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?

Please see attached

- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

Please see attached

DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE: YES NO
 (If **yes**, please complete the "Campaign Contributions" section below)

MANUEL KALOYANNIDIS, Manager
 Print Name

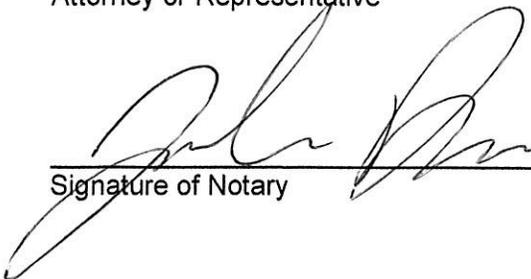
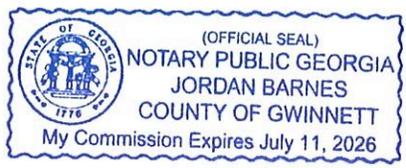
1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

 11/1/22 MANUEL KALOYANNIDIS, Manager
 Signature of Applicant Date Type or Print Name and Title

 11/1/22 Tyler Lasser AEP
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 11-1-22 
 Signature of Notary Date Notary Seal

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: 6TH - 286 - 104
(Map Reference Number) District Land Lot Parcel

 Signature of Applicant 11/1/22 Date

MANUEL KAROYANIDES
Type or Print Name and Title

Tax Commissioners Use Only

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jacqueleen Garcia

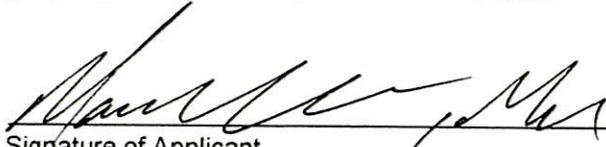
_____	_____
NAME	Tax Associate I
_____	_____
11/28/2022	TITLE
DATE	

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: 6TH - 286 - 106
(Map Reference Number) District Land Lot Parcel

 11/1/22
Signature of Applicant Date

MANUEL KALOYANNIDES
Type or Print Name and Title

Tax Commissioners Use Only

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

<u>Jacqueleen Garcia</u>	<u>Tax Associate I</u>
NAME	TITLE
<u>11/22/2022</u>	
DATE	

Applicant's Letter of Intent

Foamworks Auto Spa Rezoning and Special Use Permit Request 3390 Medlock Bridge Road – PID 6286 104, 6286 106 City of Peachtree Corners

The Applicant, Foamworks Auto Spa, requests a rezoning from C-1 to C-2 and special use permit to construct an automated full-service car wash. The approximately 1.39-acre vacant site comprises of two parcels located at the southeast corner of Old Peachtree Road and Medlock Bridge Road. The site shares its south and east property lines with the Vue on Medlock apartment community. A portion of three apartment buildings abut the eastern property line, and the apartment clubhouse abuts the southern property line. Within the intersection, on the northeast corner there is a convenience store with fuel canopy and additional retail space, on the southwest corner there is a convenience store with a fuel canopy, and on the northwest corner there is a convenience store with a fuel canopy, a commercial strip, and a former carwash that is currently out of business. As shown on the submitted site plan, the development will be accessible via one driveway on Old Peachtree Road, and one driveway on Medlock Bridge; there are currently two existing curb cuts on Medlock Bridge and one on Old Peachtree. Outside the car wash building, 26 vacuum spaces with canopy coverage will be provided for customers to utilize before or after the car wash. Four parking spaces will be provided parallel to the interior drive for employees. To provide an appealing visual screen along both road frontages, a 10-foot landscape strip will be provided. For year-round screening and noise reduction adjacent to the neighboring apartments and clubhouse, the Applicant proposes a 25-foot enhanced buffer, and 6-foot opaque wooden fence along the entirety of the south and east property line. Hours of operation will be from 8am to 8pm, with typically four employees per shift. The overall staff for the proposed location will consist of approximately 15 employees.

Foamworks started in Metro Atlanta in 2021, and has successfully expanded throughout the state, providing a high-quality service to the communities they serve. Foamworks CEO and 10-year resident of Peachtree Corners, Manny Kaloyannides, intends for the proposed business to play an important role in the community by providing fundraising opportunities and sponsorships to local high schools, supporting local businesses, and offering discounts to PTC residents.

The Applicant looks forward to meeting with staff as well as the community to answer all questions or concerns. Please see attached site plan within the application package for additional information.

APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?
Yes, the use as a car wash is suitable in view of the use and development of the adjacent and nearby property. The subject site, which is currently commercially zoned, is located at the intersection of Old Peachtree and Medlock Bridge Road with three other automobile-oriented uses. Currently, the northeast corner of the intersection includes a convenience store with fuel canopy and additional commercial space, the southwest corner includes a convenience store with fuel canopy, and the northwest corner includes a convenience store with fuel canopy, a commercial strip, and a former carwash that is no longer in business (zoned C-2).
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?
No, the rezoning and SUP will not adversely affect the existing use or usability of adjacent and nearby property. The site is currently zoned for commercial uses and is at an intersection with similar uses and zoning classifications.
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?
The site has remained vacant as currently zoned. The Applicant submits that the site does not have reasonable economic use as currently zoned. The Applicant submits that the proposed rezoning and SUP would permit a use more compatible for the site.
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
No, the rezoning and SUP will not result in an excessive use of existing streets, transportation facilities, utilities, or schools.
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?
Yes, the site is within the Employment Corridor character area, which encourages diverse employment and revenue generating businesses, including uses as intense as light industrial.
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?
Yes, there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval. Please see attached letter of intent.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

Tract 1 – Legal Description

A parcel of land lying in Land Lot 286, of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Commence at a point being the southerly mitered corner of the easterly right-of-way of Medlock Bridge Road (variable right-of-way) and the southerly right-of-way of Old Peachtree Road (variable right-of-way), said point lying on a curve to the right, said curve having a radius of 1,614.96 feet, a central angle of 05 degrees 22 minutes 20 seconds, a chord bearing of South 11 degrees 48 minutes 07 seconds East and a chord length of 151.37 feet; thence leaving said mitered corner, run along the arc of said curve and said easterly right-of-way of Medlock Bridge Road for a distance of 151.42 feet to a set 5/8" capped rebar (L.S.F. #1322), said point being the Point of Beginning of the parcel herein described; thence leaving said right-of-way run North 70 degrees 29 minutes 40 seconds East for a distance of 172.83 feet to a found 1/2" rebar; thence run South 09 degrees 54 minutes 12 seconds East for a distance of 175.06 feet to a found 1/2" rebar; thence run South 70 degrees 37 minutes 13 West for a distance of 185.08 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the aforementioned easterly right-of-way of Medlock Bridge Road, said point lying on a curve to the left, said curve having a radius of 1,614.96 feet, a central angle of 06 degrees 17 minutes 13 seconds, a chord bearing of North 05 degrees 58 minutes 20 seconds West; and chord length of 177.12 feet; thence run along the arc of said curve and said right-of-way for a distance of 177.21 feet to the Point of Beginning.

Said parcel contains 30,573 square feet, or 0.702 acres.

Tract 2 – Legal Description

A parcel of land lying in Land Lot 286, of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a point being the southerly mitered corner of the easterly right-of-way of Medlock Bridge Road (variable right-of-way) and the southerly right-of-way of Old Peachtree Road (variable right-of-way); thence run North 30 degrees 53 minutes 20 seconds East along said mitered corner for a distance of 34.99 feet to a set 5/8" capped rebar (L.S.F. #1322); thence leaving said mitered corner run North 70 degrees 24 minutes 44 seconds East along said southerly right-of-way of Old Peachtree Road for a distance of 154.52 feet to a found 1/2" rebar; thence leaving said right-of-way run South 09 degrees 59 minutes 08 seconds East for a distance of 174.94 feet to a found 1/2" rebar; thence run South 70 degrees 29 minutes 40 seconds West for a distance of 172.83 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the aforementioned easterly right-of-way of Medlock Bridge Road, said point lying on a curve to the left, said curve having a radius of 1,614.96 feet, a central angle of 05 degrees 22 minutes 20 seconds, a chord bearing of North 11 degrees 48 minutes 07 seconds West, and a chord length of 151.37 feet; thence run along the arc of said curve and said right-of-way for distance of 151.42 feet to the Point of Beginning.

Said parcel contains 29,833 square feet, or 0.685 acres.

Dear property owner,

You are invited to an informational meeting regarding a forthcoming rezoning and special use permit request.

When: Thursday December 1st, 2022, at 6pm

Where: Peachtree Corners City Hall – Community Chest Room
310 Technology Parkway, Peachtree Corners, GA 30092

Entry to the Community Chest room is located on the north side of City Hall. (Please park in the lot in front of City Hall and enter through the exterior doors to the Community Chest Room).

The Applicant, Foamworks Car Wash c/o Alliance Engineering, is requesting a rezoning and special use permit to construct an automated car wash with self-service vacuums on two vacant parcels located at 3812 Medlock Bridge Road in Peachtree Corners (southeast corner of Medlock Bridge Road and S Old Peachtree Road). The Applicant is proposing a 25-foot enhanced vegetated buffer with an opaque privacy fence adjacent to the Vue on Medlock Apartments for year-round screening and noise reduction. Further screening will include a 10-foot-wide landscape strip along the frontages of Medlock Bridge Road and Old Peachtree Road. Please see attached conceptual site plan for additional information.

We welcome you to attend the brief meeting to discuss the Applicant's intent for the project and address any questions or concerns you may have.

For more information prior to the meeting, please contact Tyler Lasser with Alliance Engineering and Planning.

Email: Tylerl@allianceco.com
Phone: 770.225.4730 ext. 819





OFFICE OF COMMUNITY DEVELOPMENT
Diana Wheeler | Community Development Director

COMMUNITY INFORMATION MEETING CERTIFICATION

Case# RZ 2022-008 / SUP 2022-009

Property Address 3390 MEDLOCK BRIDGE RD

Application Request RZ AND SUP FOR CAR WASH

Date range of required meeting PRIOR TO SUBMITTAL OF APPLICATION

TO BE COMPLETED BY APPLICANT:

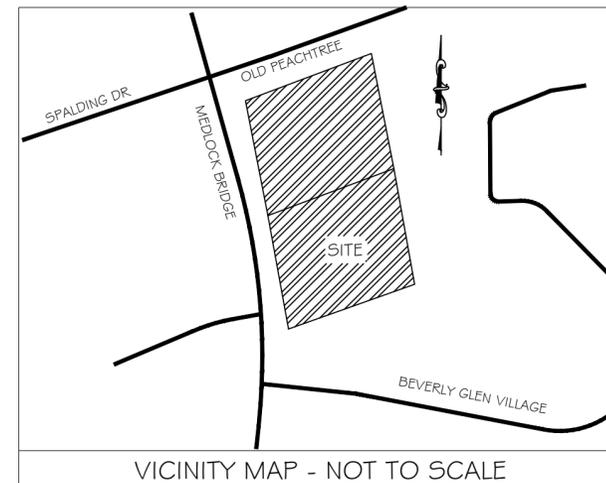
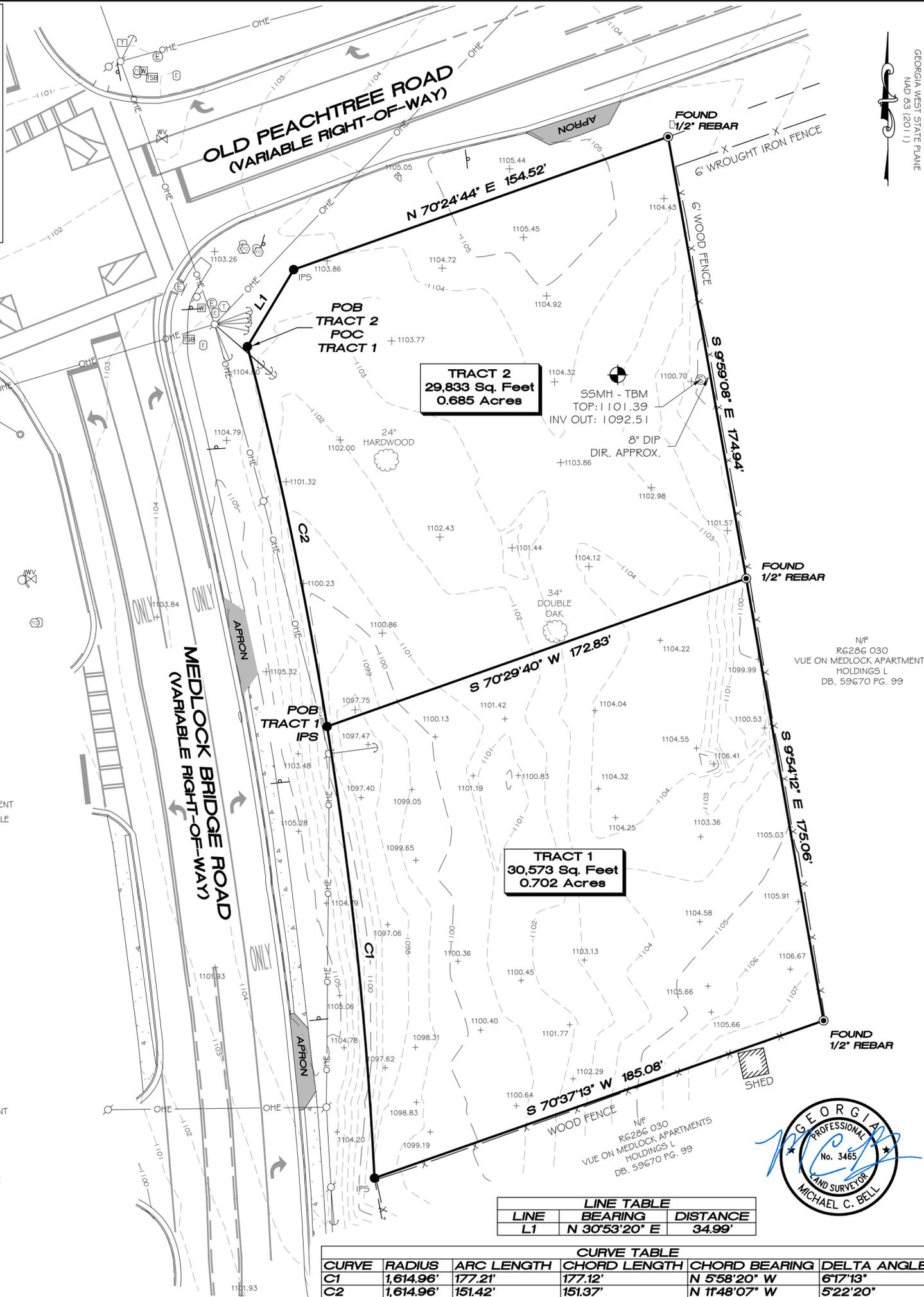
Date & time meeting held 12-1-22 6PM

Location of meeting Community Chest Room PTC City Hall

Summary of meeting NO members of the community attended the meeting.

(See back for meeting sign-in sheet)

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



VICINITY MAP - NOT TO SCALE

SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel number 13135C0067G, dated March 4, 2013), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- The locations of underground utilities shown hereon are based on visible structures and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 10-12-2022 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a closure precision of one foot in 22,466 feet and an angular error on 02 seconds per angle point and was adjusted using the compass rule method.
- This plat has been calculated for closure and is found to be accurate within one foot in 237,829 feet.
- Equipment used for measurement:
Angular: Leica TS16i Robotic Total Station
Linear: Leica TS16i Robotic Total Station
GPS: Leica GS16 GPS Receiver
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
- Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
- Certification extends to the horizontal location of trees shown hereon, but does not extend to the size or species.
- Current property owner: TRACT 1 - DEAN C. FOULOS
TRACT 2 - FOULOS GEORGE ESTATE ETAL
- Current site address: TRACT 1 - 3812 MEDLOCK BRIDGE ROAD - PID # R6286 106
TRACT 2 - N/A - PID# R6286 104

- LEGEND**
- SIGN
 - SPOT ELEVATION
 - WATER VALVE
 - FIRE HYDRANT
 - WATER MARKER/MONUMENT
 - SANITARY SEWER MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - CAMERA POLE
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - ELECTRIC HANDHOLE
 - GAS MARKER
 - TELEPHONE BOX
 - FIBER OPTIC MARKER
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - HARDWOOD TREE
 - BENCHMARK
 - IRON PIN FOUND
 - COMPUTED POINT
 - IRON PIN SET
 - DUCTILE IRON PIPE
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - SANITARY SEWER
 - OVERHEAD ELECTRIC
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - FENCE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°53'20" E	34.99'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,614.96'	177.21'	177.12'	N 5°58'20" W	61°7'13"
C2	1,614.96'	151.42'	151.37'	N 11°48'07" W	5°22'20"



SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael C. Bell
Michael C. Bell, GA P.L.S. #3465

11/30/2022
Date

ALS ALLIANCE
LAND SURVEYING

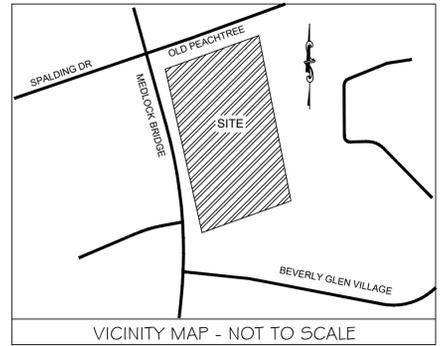
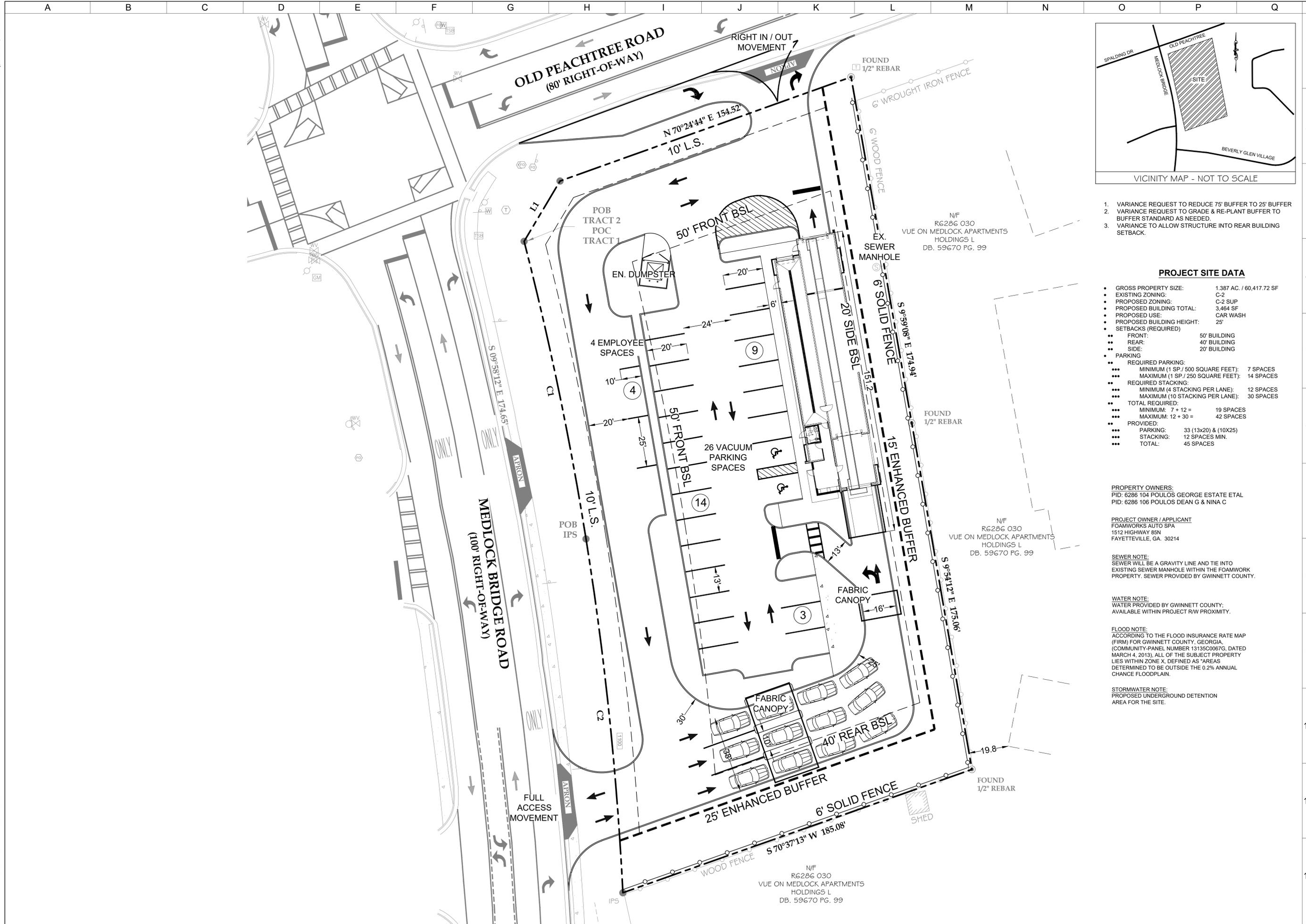
L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 J WWW.AEPATL.COM

LOCATED IN:
LAND LOT 286
6TH DISTRICT
GWINNETT COUNTY, GEORGIA

BOUNDARY & TOPOGRAPHIC SURVEY
MEDLOCK BRIDGE TRACTS
FOR
P.R.O BUILDING SYSTEMS INC.
ATLANTA, GEORGIA

ISSUE:	DATE	DESC.
INITIAL:	11/30/22	
REV. 1:	12/01/22	REMOVE SLOPE EASEMENT
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: MSJ
CHECKED BY: MCB
PROJECT #: 2221



- VARIANCE REQUEST TO REDUCE 75' BUFFER TO 25' BUFFER
- VARIANCE REQUEST TO GRADE & RE-PLANT BUFFER TO BUFFER STANDARD AS NEEDED.
- VARIANCE TO ALLOW STRUCTURE INTO REAR BUILDING SETBACK.

PROJECT SITE DATA

• GROSS PROPERTY SIZE:	1,387 AC. / 60,417.72 SF
• EXISTING ZONING:	C-2
• PROPOSED ZONING:	C-2 SUP
• PROPOSED BUILDING TOTAL:	3,464 SF
• PROPOSED USE:	CAR WASH
• PROPOSED BUILDING HEIGHT:	25'
• SETBACKS (REQUIRED)	
•• FRONT:	50' BUILDING
•• REAR:	40' BUILDING
•• SIDE:	20' BUILDING
•• PARKING:	
•• REQUIRED PARKING:	
••• MINIMUM (1 SP./500 SQUARE FEET):	7 SPACES
••• MAXIMUM (1 SP./250 SQUARE FEET):	14 SPACES
•• REQUIRED STACKING:	
••• MINIMUM (4 STACKING PER LANE):	12 SPACES
••• MAXIMUM (10 STACKING PER LANE):	30 SPACES
•• TOTAL REQUIRED:	
••• MINIMUM: 7 + 12 =	19 SPACES
••• MAXIMUM: 12 + 30 =	42 SPACES
•• PROVIDED:	
••• PARKING:	33 (13x20) & (10x25)
••• STACKING:	12 SPACES MIN.
••• TOTAL:	45 SPACES

PROPERTY OWNERS:
 PID: 6286 104 POULOS GEORGE ESTATE ETAL
 PID: 6286 106 POULOS DEAN G & NINA C

PROJECT OWNER / APPLICANT
 FOAMWORKS AUTO SPA
 1512 HIGHWAY 85N
 FAYETTEVILLE, GA. 30214

SEWER NOTE:
 SEWER WILL BE A GRAVITY LINE AND TIE INTO EXISTING SEWER MANHOLE WITHIN THE FOAMWORK PROPERTY. SEWER PROVIDED BY GWINNETT COUNTY.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY. AVAILABLE WITHIN PROJECT RAW PROXIMITY.

FLOOD NOTE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13135C0067G, DATED MARCH 4, 2013), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STORMWATER NOTE:
 PROPOSED UNDERGROUND DETENTION AREA FOR THE SITE.



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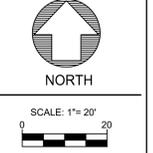


SURVEYING BY:
 ALLIANCE SURVEYING
 PHONE: (770) 540-9688
 CONTACT: CHAYCE BELL

DEVELOPER
FOAMWORKS AUTO SPA
 1512 HIGHWAY 85 N. FAYETTEVILLE, GEORGIA 30214
 HR CONTACT: MANNY KALOYANNIDES
 MANNYK@FOAMWORKSCARWASH.COM

Zoning Exhibit for
FOAMWORKS AUTO SPA
 3812 MEDLOCK BRIDGE ROAD, PEACHTREE CORNERS, GA. L.L. 286 - DISTRICT 6TH
 PARCEL # R6286 104, R6286 106

Orig. Issue 9.28.22
 Designed by others
 Checked by TL
 Project # 22232

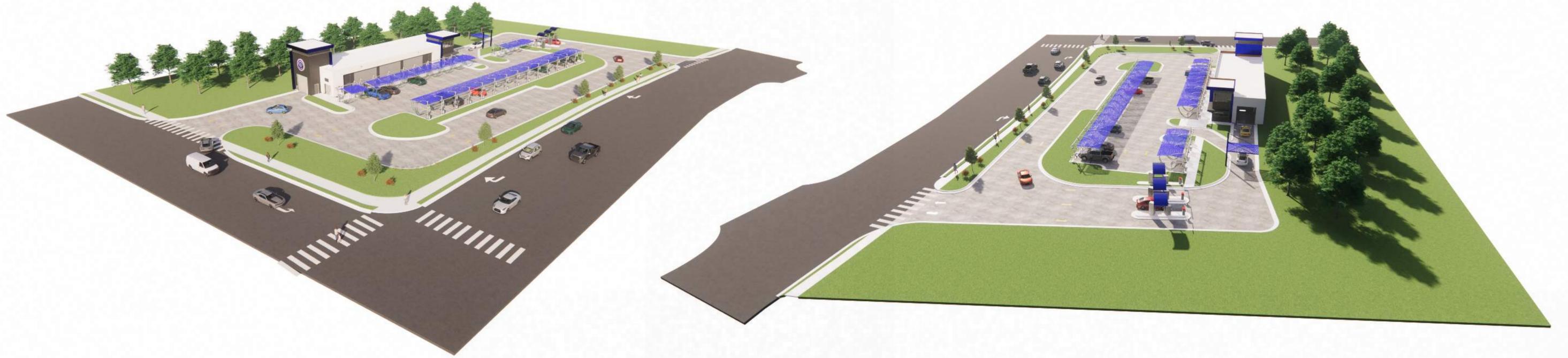


ZONING EXHIBIT

12.5.22



FOAMWORKS AUTOSPA - PEACHTREE CORNERS
11.30.2022



FOAMWORKS AUTOSPA - PEACHTREE CORNERS
11.30.2022