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1-6-2022

SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CW Real Estate Development, LLC</u> ADDRESS: <u>915 Cranberry Trl,</u> CITY: <u>Roswell</u> STATE: <u>GA</u> ZIP: <u>30076</u> PHONE: <u>404-944-0058</u>	NAME: <u>K&C Plaza, Inc / Daniel D Lee</u> ADDRESS: <u>240 Edwarton Ct. / 104 Twinberry Ct.</u> CITY: <u>Roswell / Paramus</u> STATE: <u>GA / NJ</u> ZIP: <u>30076 / 07652</u> PHONE: _____
CONTACT PERSON: <u>Maher Budeir</u> PHONE: <u>404-944-0058</u> CONTACT'S E-MAIL: <u>maher@budeirdevelopment.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/ PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: _____
PARCEL NUMBER(S): <u>R7156 006/R7156 007/R7156 212</u> ACREAGE: <u>1.6 Ac</u>
ADDRESS OF PROPERTY: <u>1205 Old Peachtree Road, Suwanee, GA</u>
SPECIAL USE REQUESTED: <u>Modern high quality express carwash fully attended by employees</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS 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) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, the property is bordered by commercial retail properties on both sides and a large mixed use development that includes retail is under construction directly across the street. Additionally, a gas station is located on the same block. A modern express car wash will be an excellent complement to existing commercial establishments that serve the surrounding neighborhoods

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No. On the contrary the proposed carwash will comoliment the other commercial properties that are designed to serve the community. A modern subscription-based carwash normally serves local repeat customers who will enjoy the service without having to travel several miles.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The current C-2 zoning is appropriate and compatible. The proposed use is permitted with the current zoning given that the SUP is granted. The proposed use will make an excellent use of the value of the property without rezoning.
~~The property development as a car wash will enhance the value and bring jobs to the community.~~

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

The proposed car wash use will have negligible burden and is likely to positively impact the infrastruture. The availability of the high quality car wash to serve the community as they use the other services and products offred in the neighboring properties mean that less miles will be traveled to find a car wash. The proposed development will net maintaining clean and well kept vehicles with less travel time and fewer miles traveled on the area roads.

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

According to Section 230-100 permitted and special uses, a car wash is included within the C-2 zoning district special use.

This application is in accordance with 270-30 which gives the Board of Commissioners the authority to take final action.

- (F) WHETHER 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 SPECIAL USE PERMIT:

The area has been developed all along the corridor. The subject lot is one of few, if not the only lot, that has not been developed and realized its potential. Please refer to "Summary of Findings: Market & Compatibility Study" (attached) for further detail. Developing this lot with a quality facility would be consistent with the trend along the corridor.

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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS 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 BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. 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 BOARD OF COMMISSIONERS.

Maher Budeir

Signature of Applicant

1-6-2022

Date

CW Real Estate Development, LLC - Maher Budeir, Partner

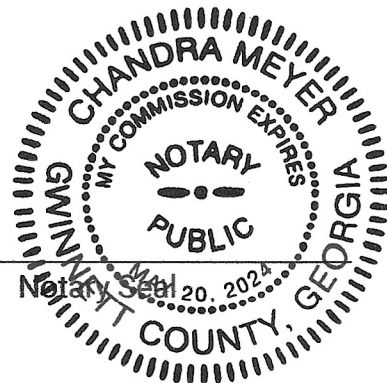
Type or Print Name and Title

Chandra Meyer

Signature of Notary Public

1/6/2022

Date



Ver. Gwinnett County
PLANNING AND DEVELOPMENT
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R7156 006 only col
Ver. Gwinnett Co. R7156 007 only

1-6-2022

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 12/2020

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY 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 AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 7th - 156 - R7156 006/R7156 007/R7156 212
(Map Reference Number) District Land Lot Parcel

Maher Budeir 01/05/2022
Signature of Applicant Date

CW Real Estate Dvelopment, LLC - Maher Budeir, Partner
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson *Senior Tax Services Associate*
NAME TITLE

January 6, 2022
DATE

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1-6-2022

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY 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 AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

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PARCEL I.D. NUMBER: 7th - 156 - R7156 006 / R7156 007 / R7156 212
(Map Reference Number) District Land Lot Parcel

Maher Budeir

01/05/2022

Signature of Applicant

Date

CW Real Estate Dvelopment, LLC - Maher Budeir, Partner

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Chris Nelson

Senior Tax Services Associate

NAME

TITLE

January 6, 2022

DATE

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**Letter of Intent for Special Use Permit
1205 Old Peachtree Road
Suwannee, Gwinnett County, Georgia
Tax Parcel ID: R7156 006/R7156 007/R7156 212**

CW Real Estate Development, LLC “Applicant” submits this application on behalf of the property owners: K & C Plaza, Inc. and Daniel D. Lee (Owners) seeking a Special Use Permit for the subject property. The Property consists of three parcels totaling approximately 1.6 acres and is flanked by two commercial retail properties to the east and west (see Figures 1, 2, and 3). Across Old Peachtree Road (to the south) is a large mixed-use development currently under construction. The development includes four-story, multi-family housing as well as retail space (Figure 4).



Figure 1 - The subject property – 1205 Old Peachtree Rd.



Figure 2 - Property just east of the subject property – Commercial-retail

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Figure 5 – Sample conceptual rendering of the proposed car wash

The proposed facility will be in full compliance with the above-mentioned resolutions and with the Vibrant Community guidelines. Building height will be limited to 32 feet above grade, signage will be consistent with the overlay District guidelines, and architectural finishes will be selected from premium, durable materials.

The applicant is committed to developing a state-of-the-art facility that recycles water while providing much needed top-notch car washing services to an underserved area.

Figure 6 provides a 3D view of the area and illustrates how well the proposed use may fit among the existing properties surrounding the site.

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Figure 6 – 3D view of the site and the surrounding area

A pre-application meeting was held with the County Planning and Development staff and the following documents are attached to support this request for a Special Use Permit:

1. Pre-Application Meeting Minutes
2. Completed Application Form
3. Summary of Findings: Market & Compatibility Study
4. Legal Description
5. Site Plan including a boundary survey
6. SUP Applicant Certification
7. SUP Owner Certification
8. Conflict of Interest Certification
9. Verification of Current Paid Property Taxes

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Applicant and Owners appreciate consideration of this request and are available to answer questions
1-6-2022
or address concerns regarding this Special Use Permit Application.

Maher Budeir

Maher Budeir, Partner
CW Real Estate Development, LLC
915 Cranberry Trail
Roswell, GA 30076
404-944-0058
maher@budeirdevelopment.com

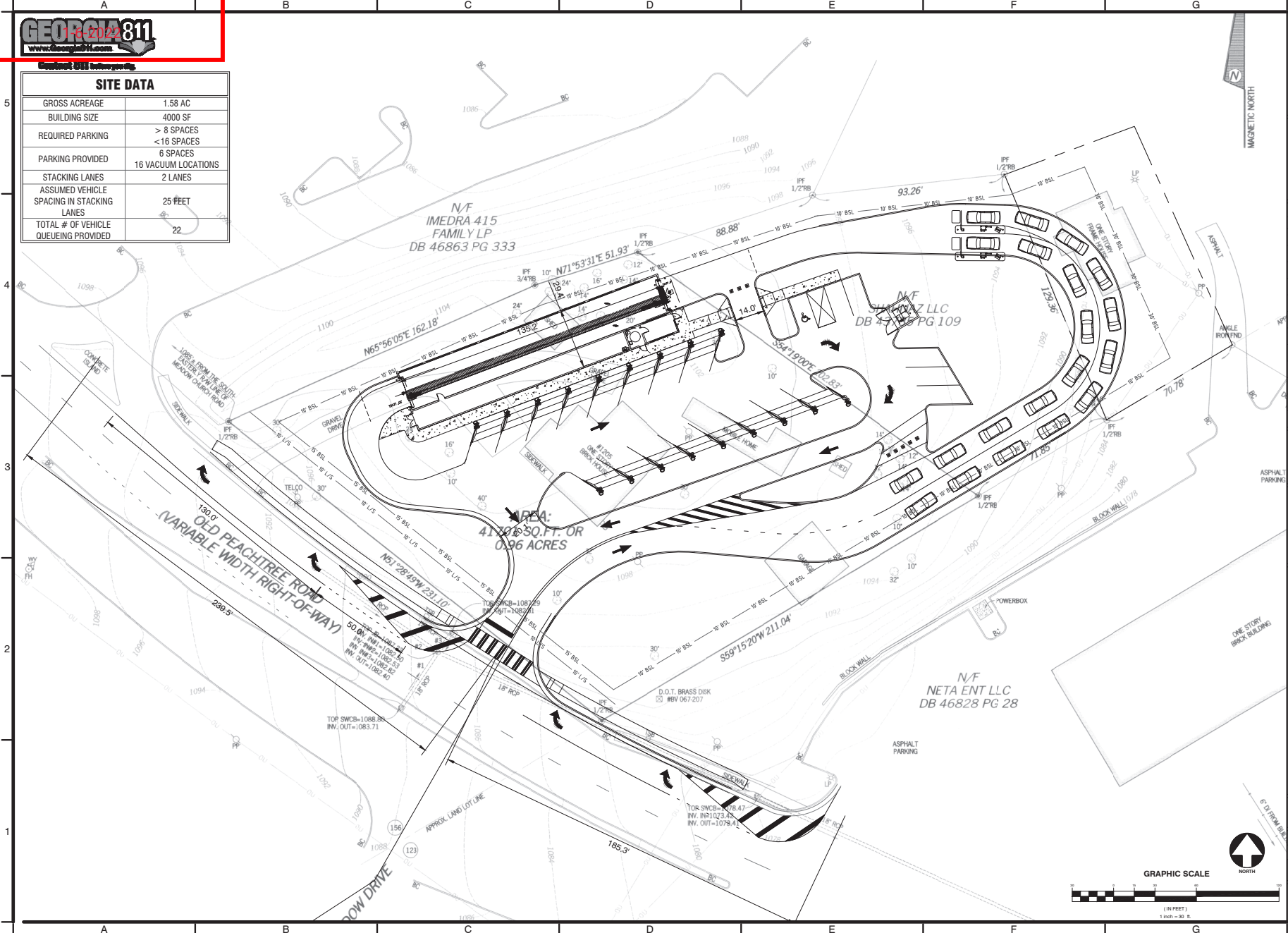
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Connect 811 to your utility

SITE DATA

GROSS ACREAGE	1.58 AC
BUILDING SIZE	4000 SF
REQUIRED PARKING	> 8 SPACES < 16 SPACES
PARKING PROVIDED	6 SPACES
STACKING LANES	16 VACUUM LOCATIONS
ASSUMED VEHICLE SPACING IN STACKING LANES	2 LANES
TOTAL # OF VEHICLE QUEUING PROVIDED	25 FEET
	22



A&R ENGINEERING, INC.
2100 Kingdon Court, Suite G
Marietta, GA 30067
Tel: (770) 690-6255
www.aareng.com
aarengineering@aareng.com
GA COA #PEFG0401, EXP 06/30/2022

REVISIONS

No.	DATE	DESCRIPTION
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NOT RELEASED FOR CONSTRUCTION

PREPARED FOR
Budier Development

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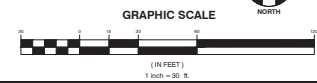
Concept Plan
CAR WASH
Development
1205 OLD PEACHTREE ROAD
GWINNETT COUNTY, GA

24 HOUR CONTACT

LL DIST PARCEL ID #
DOWN BY CKD BY DATE
CAO 12-30-2021

ASR PROJECT #
21-220

SHEET IDENTIFICATION
CP-02



**GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PERMITS**

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6-2022
1. BC = BACK OF CURB
 2. BSL = BUILDING SET LINE
 3. CL = CENTERLINE
 4. CMF = CONC. MONUMENT FOUND
 5. CMP = CORRUGATED METAL PIPE
 6. CT = CRIMP TOP
 7. EL = ELEVATION (FID)
 8. EP = EDGE OF PAVEMENT
 9. FFEL = FINISHED FLOOR ELEV.
 10. FTI = FIRE TOWER
 11. IFF = IRON PIN FOUND
 12. IPS = IRON PIN SET NO. 4 REBAR
 13. LL = LAND LOT
 14. LLL = LAND LOT LINE
 15. NF = NOW OR FORMERLY
 16. NTS = NOT TO SCALE
 17. OT = OPEN TOP
 18. P.L. = PROPERTY LINE
 19. POB = POINT OF BEGINNING
 20. PP = POWER POLE
 21. RB = REBAR
 22. RCP = REINFORCED CONC. PIPE
 23. RW = RIGHT OF WAY
 24. -G- = GAS LINE
 25. -P- = POWER LINE
 26. -S- = SEWER LINE
 27. -T- = TELEPHONE LINE
 28. -W- = WATER LINE
 29. -X- = FENCE
 30. [] = STREET ADDRESS

PLAT REFERENCES

- 1 - BOUNDARY TOPOGRAPHIC SURVEY FOR CHANGJIN KIM BY POINT TO POINT LAND SURVEYORS DATED 6/27/07.
- 2 - DEED BOOK 40347 PAGE 274.
- 3 - PLAT BOOK 127 PAGE 14.
- 4 - DEED BOOK 46463 PAGE 333.
- 5 - DEED BOOK 58843 PAGE 514.

PLAT NOTES

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

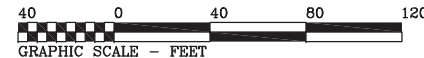
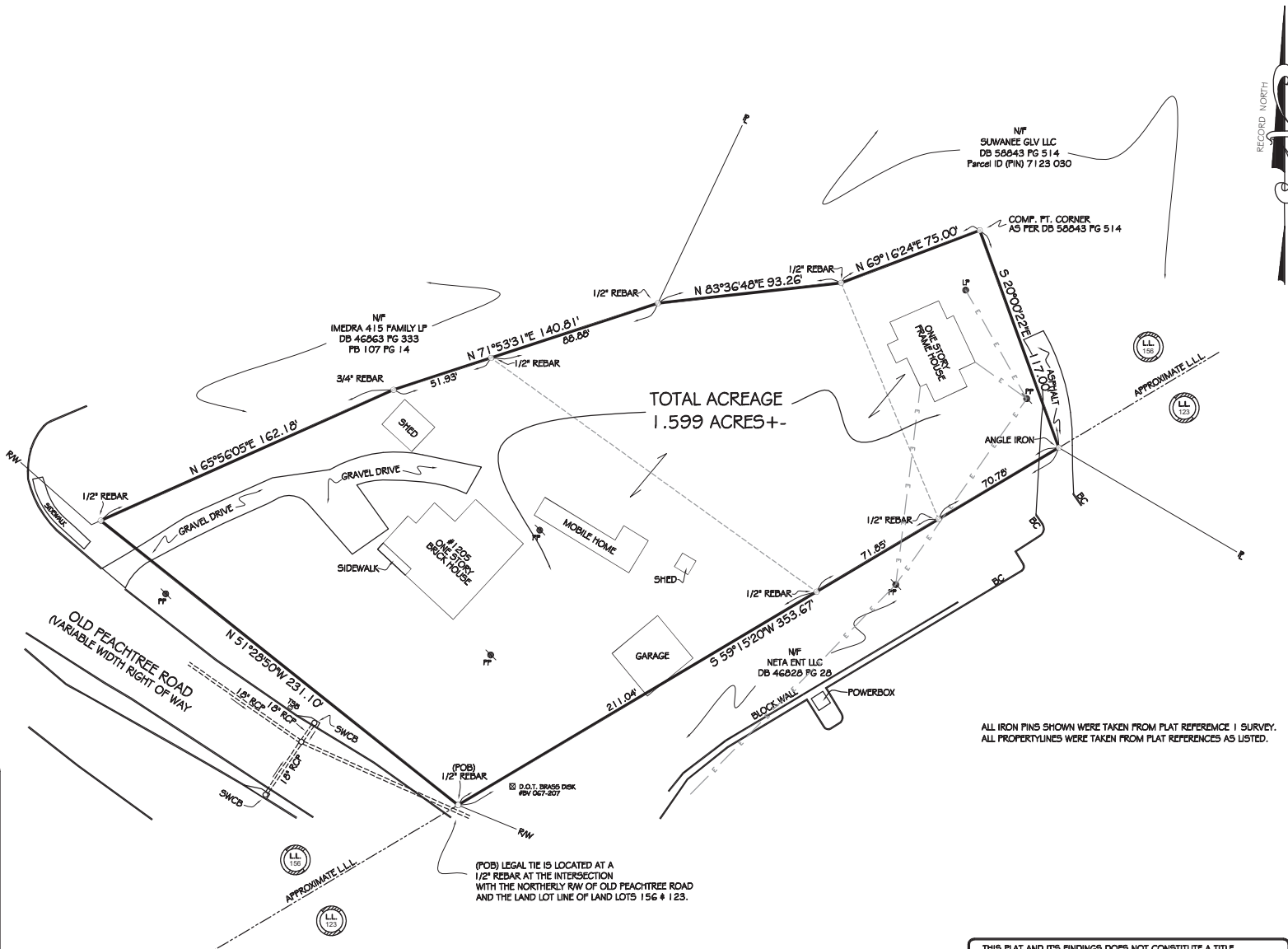
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100 FEET, AND AN ANGULAR ERROR OF 1/30 PER ANGLE. NO FIELD WORK WAS PERFORMED BY THIS FIRM AT THIS TIME.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND TRACT IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 683.391 FEET

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS AS SHOWN AS PER PLAT REFERENCES PERFORMED BY OTHERS AS LISTED IN PLAT REFERENCES.

ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THIS FIRM ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.



THIS PLAT AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY G.W. BAGWELL & ASSOCIATES, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. TO CREATE THIS COMPILED PLAT WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE THIS FIRM. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. AS WITH ANY LAND TRANSACTION A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH A COMPLETE BOUNDARY SURVEY, FOR YOU MUST CONSULT WITH A COMPETENT TITLE ATTORNEY.

REVISIONS	OFFICE LOG
REV1	FIELD WORK BY: _____
REV2	COMPUTED BY: _____
REV3	DRAWN BY: _____
REV4	CHECKED BY: _____
REV5	
REV6	

The Drawings, Specifications and other documents prepared by G.W. Bagwell & Associates, Inc. (GWB) for this Project are instruments of GWB for use solely with respect to this Project and, unless otherwise provided, GWB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.



COMPOSITE/COMPILED COMBINED BOUNDARY PLAT OF PARCEL ID NUMBERS R7156 006, R7156 212 & R7156 006 FOR:
BUDIER DEVELOPMENT
LOCATED IN LAND LOT 156 OF THE 7TH DISTRICT ~ UNINCORPORATED GWINNETT COUNTY, GEORGIA
DECEMBER 30, 2021 ~ SCALE: 1"= 40'
TOTAL ACREAGE ~ 1.599+- ACRES

PROJECT/PROPERTY ADDRESS
PARCEL ID NUMBERS R7156 006, R7156 212 & R7156 006
1205 & 1201 OLD PEACHTREE ROAD
SUWANEE, GA. 30024

PLAT AUTHORIZED BY
MAHER BUDIER

LAND SURVEYING CONSULTANTS
G.W. BAGWELL & ASSOCIATES, INC.
D/B/A BAGWELL & BENNETT
LAND SURVEYING CONSULTANTS
4115 MINI TRAIL, CUMMING, GA 30041
PHONE: (770)-530-8208 - (770)-540-7281

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EXHIBIT "A"

LEGAL DESCRIPTIONS

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 156 of the 7th District, Gwinnett County, Georgia, containing 0.96 acres according to a survey for Young C. Choi prepared by Georgia Land Surveying Co., Inc. by Josh L. Lewis, III (GRLS No. 1751), dated June 25, 2004, and being more particularly described according to said survey as follows:

BEGINNING at a one-half inch rebar found located at the intersection of the Land Lot Line common to Land Lots 123 and 156 and the northeasterly right-of-way line of Old Peachtree Road (R/W Varies), run thence along the aforesaid right-of-way line North 50 degrees 53 minutes 15 seconds West a distance of 228.38 feet to a one-half inch rebar found; leaving the aforesaid right-of-way line, run thence North 64 degrees 32 minutes 47 seconds East a distance of 210.00 feet to a one-half inch rebar set; run thence South 53 degrees 02 minutes 27 seconds East a distance of 210.00 feet to a one-half inch rebar set located on the aforesaid Land Lot Line; run thence along the aforesaid Land Lot Line South 59 degrees 25 minutes 37 seconds West a distance of 210.00 feet to a point marked by a one-half inch rebar found, said point being located on the aforesaid right-of-way line of Old Peachtree Road and being the true place or point of BEGINNING.

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EXHIBIT "A"
LEGAL DESCRIPTION

FRONT TRACT

All that tract or parcel of land lying and being in Land Lot 156 of the 7th District, Gwinnett County, Georgia being more particularly described as follows:

To find the Point of Beginning, commence at the intersection of the Southerly Right-of-Way of Meadow Church Road (RW varies) and the Easterly Right-of-Way of Old Peachtree Road (RW varies), if extended to form a point, Thence leaving said intersection and traveling along said Right-of-Way in a Southeasterly direction 872.96 feet to a point; Thence leaving said Right-of-Way North 65 degrees 13 minutes 42 seconds East for a distance of 167.54 feet to a point; Thence North 71 degrees 04 minutes 08 seconds East for a distance of 51.75 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence from said point as thus established, North 71 degrees 04 minutes 08 seconds East for a distance of 88.88 feet to a point; Thence North 83 degrees 33 minutes 54 seconds East for a distance of 88.30 feet to a point; Thence South 37 degrees 36 minutes 37 seconds East for a distance of 118.36 feet to a point; Thence South 51 degrees 04 minutes 53 seconds West for a distance of 71.85 feet to a point Thence North 61 degrees 58 minutes 09 seconds West for a distance 213.15 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said property contains 0.398 acres more or less as shown on the Composite Plat for Old Peachtree Development, prepared by Precision Planning, Inc. dated 3/29/05. Said property is referred to as Tax Parcel 7156-007 Gwinnett County Tax Assessors Office.

Said property is subject to a right of access to and from public road and also restrictions as to use per Order in Civil Action 92A5861-5.

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REAR TRACT

All that tract or parcel of land lying and being in Land Lot 156 of the 7th Land District of Gwinnett County, Georgia bounded on the North and East by other lands of Clifford Adams; on the south by lands of Parks and on the West by Lands of Page or Mays, and more particularly described as follows:-

Begin at a point on the original land line between Land Lots 123 and 156 adjoining land of Page or Mays and run thence in a northeasterly direction along said original line 75 feet to a corner in the driveway; thence in a northwesterly direction parallel with the line of Page or Mays 117 feet to a corner; thence in a southwesterly direction parallel with said original land line 75 feet to a corner with property of Page or Mays, and thence in a southeasterly direction along said property line 117 feet to a point of beginning. This being the same property conveyed to Mary Adams n/k/a Mary Grant by Georgia L. Adams in Deed Book 1476, page 43. Said property is referred to as Tax Parcel 7156-007 Gwinnett County Tax Assessors Office.

Said property is subject to a right of access to and from public road

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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

Signature of Applicant

Type or Print Name

Date

Signature of Notary Public

Date

Notary Seal

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Summary of Findings:
Market & Compatibility Study
1205 Old Peachtree Road Suwanee, GA

To whom it may concern,

Our team has conducted extensive research and diligence on the property located at 1205 Old Peachtree Road, as well as the surrounding area. We have proposed the development of an express car wash at this location because the qualities of this property make it a unique fit for this concept and because this property meets all of the recommended criteria for an express wash (proximity to residential homes and retail, traffic count, significant population growth, distance from competitors, etc.). Further, we believe that the development of 1205 Old Peachtree Road into an express wash has the potential to advance the themes outlined in the County's 2040 Unified Plan for the following reasons:

- **Meets local demand**

- Residents of the surrounding neighborhoods must currently drive 10-15 minutes to receive comparable services at the nearest express wash
- Industry experts estimate that one express wash is needed per 20K residents to adequately serve a neighborhood (a ratio of 1:20K)
 - Developing an express wash would improve the ratio of express washes to population from 1:70K to 1:35K in the 3-mile radius that surrounds the property

- **Ideal placement between residential and commercial nodes**

- Express washes are a residential-oriented business
 - Express washes (as opposed to other types of car washes) rely on a membership model that is similar to gyms and athletic clubs. This model emphasizes a high-end experience that serves customers from nearby homes on a recurring basis (as opposed to passersby in “commuter” areas that lack a proximate residential base)
- Express washes are a convenience-oriented business

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- Car wash customers prefer to wash their vehicles as they return home from errands, shopping, and other routine activity in commercial centers. As such, industry experts recommend placing express washes on the “going-home” side of roads because this placement maximizes convenience for patrons
- Intended as an area of transition between neighborhoods and activity centers, the Vibrant Communities designation is a quintessential fit for a premium, subscription-based express wash
 - Proposed facility would be 1) proximate to households/residents that desire to clean their vehicles on a regular basis **and** 2) convenient for residents returning home from outings in the adjacent Regional Activity Center
- **Pedestrian-friendly**
 - The proposed express wash will be accompanied by a wide sidewalk, bench seating for pedestrians, ample landscaping including floral accents, aesthetic lamp lighting, and other features that will improve the walkability and aesthetic of the surrounding area
 - The proposed express wash will be thoughtfully designed and integrated with its surroundings in order to attract lifelong members and patrons. The overall effect will be a facility that “belongs” to the area and functions as a neighborhood staple
 - Colors, accents, and architectural themes will mirror those of the surrounding establishments
 - Premium materials will be used in the construction of the structure and facility to create the feeling of a unique and high-end experience for patrons
- **Enlivens and supports aging retail center (Policy 1.6 of 2040 Unified Plan)**
 - CW Real Estate Development will endeavor to connect the facility with the adjacent shopping center via an entry and exit way
 - Frequented by subscribing members, the proposed express wash will energize the adjacent shopping center by driving volume to the commercial tenants and providing a complementary service to the patrons of the surrounding businesses

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- **Solves environmental issues (Policy 5.9 of 2040 Unified Plan)**
 - Providing easily accessible and convenient car washing services to residents on a regular basis reduces residual grease, tar, and chemicals on the underbodies of vehicles that drive in, out, and through nearby neighborhoods
 - Cleaner cars result in cleaner streets and waterways
 - Reducing the distance that nearby residents must commute in order to access the nearest express wash (currently 4+ driving miles away) will have a positive environmental effect
 - The proposed express wash will incorporate world-class water recycling technology to reduce environmental impact and avoid straining local infrastructure
- **Solves traffic issues**
 - The proposed development will reduce commute time and overall congestion by providing a service for local residents who must otherwise drive 10-15 minutes to access the nearest express wash
 - The nearest express currently runs at and over capacity, with as many as 150 patrons driving into the facility during peak hours, leading to an observable line of vehicles that restricts traffic flow at the shopping center entrance from time to time. Adding capacity in the area will alleviate this issue and improve the traffic/safety situation
- **Creates quality jobs for community members, including students of Peachtree Ridge High School (>1 mile away), with advanced training and competitive pay (Policy 5.3 of 2040 Unified Plan)**
 - The management of the proposed express wash will invest in the surrounding community via an advanced apprenticeship program that will train local talent in management, business ethics, and leadership skills and prepare these individuals for future career success
 - The proposed express wash will create 15-20 high-quality customer service and management jobs with competitive pay and a safe environment for residents of the surrounding community

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Abdullah Budeir, Operations Lead
CW Real Estate Development, LLC

Staff Denial Reasoning for Reference

“The site is located within the Civic Center Overlay District which promotes pedestrian safety and walkability. The proposed use is in conflict with this requirement.”

“A drive-thru car wash does not provide a residential oriented use.”

“The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Regional Activity Center Character Area. This designation is intended for areas that have intense commercial and employment activity, as well as some residential elements. The proposed