

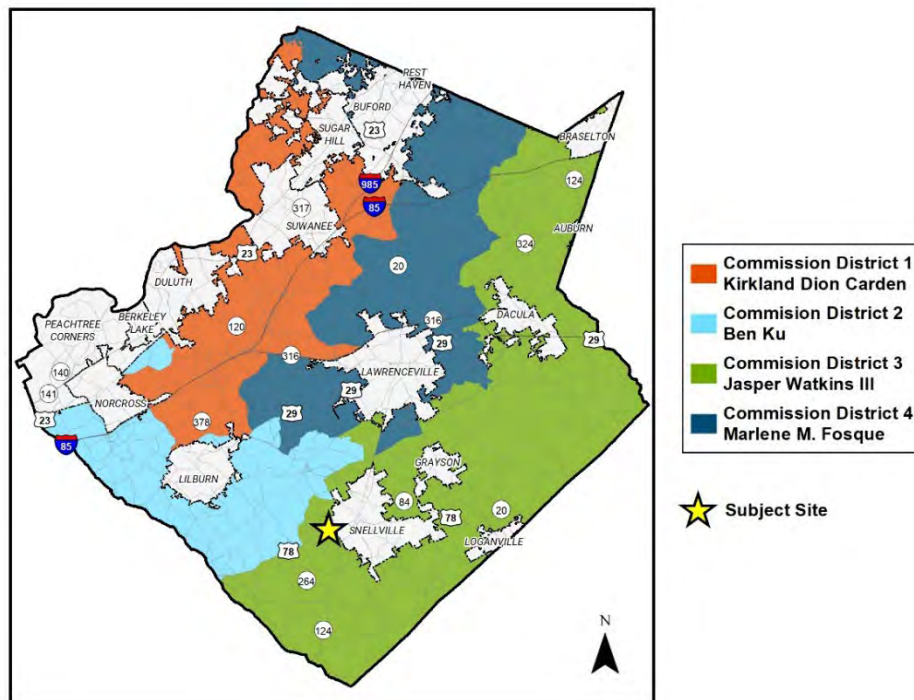


PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: SUP2022-00050
Current Zoning: C-2 (General Business District)
Request: Special Use Permit
Additional Requests: Variances and Waivers
Address: 3070 Stone Mountain Highway
Map Number: R6051 286
Site Area: 0.92 acres
Square Feet: 3,300
Proposed Development: Car Wash
Commission District: District 3 – Commissioner Watkins
Character Area: Community Mixed-Use

Staff Recommendation: APPROVAL WITH CONDITIONS

Planning Commission Recommendation: APPROVAL WITH CONDITIONS



Planning Commission Advertised Public Hearing Date: 9/7/2022
Board of Commissioners Advertised Public Hearing Date: 9/27/2022

Applicant: Martie Murphy
124 East Thompson Street
Thomaston, GA 30286

Owner: Mister Guo LLC
27 Locust Grove Court NW
Lilburn, GA 30047

Contact: Martie Murphy

Contact Phone: 706.647.0414

Zoning History

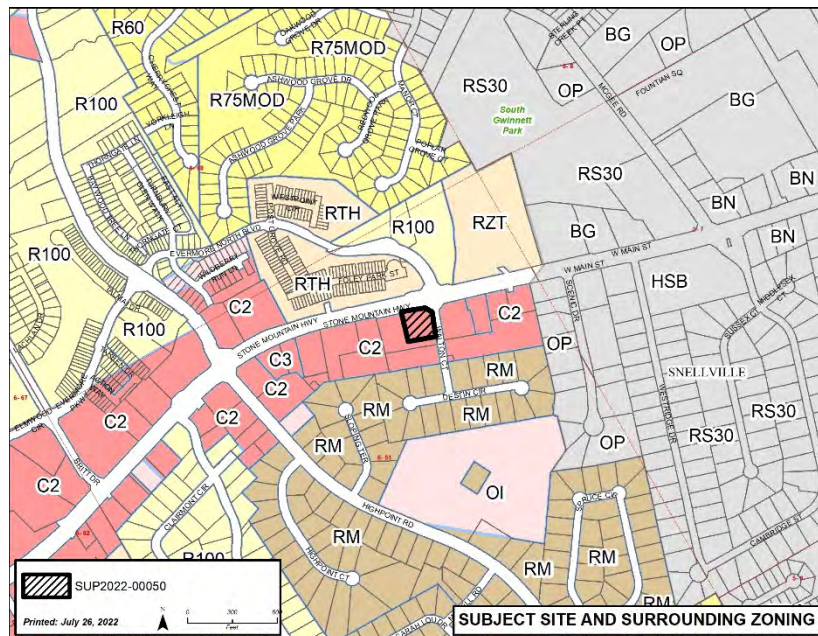
The subject property is zoned C-2 (General Business District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 0.92-acre parcel located at the southwest corner of the intersection of Stone Mountain Highway and Walton Court, west of the City of Snellville. The property contains a single-story restaurant and parking lot. Driveway entrances provide access from both rights-of-way including a shared driveway with the adjoining Chick-fil-A restaurant from the entrance on Stone Mountain Highway. The site slopes up from the northeast corner to the southwest corner of the property by approximately eight feet. Sidewalks exist along Stone Mountain Highway and Walton Court. There is a small retaining wall along a portion of the eastern property line adjacent to the sidewalk on Walton Court. The nearest Gwinnett County Transit stop is 7.4 miles from the subject site.

Surrounding Use and Zoning

The subject site is surrounded by commercial businesses to the east and west along Stone Mountain Highway, and a townhouse subdivision to the north across the highway. A Chick-fil-A drive-through lane and surface parking lot are south of the site with multi-family residences farther south along Walton Court. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Car wash	C-2	N/A
North	Townhouses	R-TH	7.19 units per acre
East	Commercial	C-2	N/A
South	Commercial	C-2	N/A
West	Commercial	C-2	N/A

Project Summary

The applicant requests a special use permit for a 0.92-acre property zoned C-2 to allow a car wash, including:

- The demolition of the existing single-story restaurant building.
- A 3,300 square-foot, single-story, conveyor car wash including a 2,600 square-foot carwash tunnel and 700 square-foot equipment room.
- Two pay stations with stacking lanes to accommodate five vehicles in each lane.
- A total of 18 parking spaces including 12 vacuum spaces, five employee spaces, and one ADA compliant parking space. According to the site plan, it appears all parking spaces are vacuum accessible, including the employee spaces.
- A 400 square-foot prep canopy within the western side yard setback.
- A bypass lane prior to the car wash tunnel entrance through a vacuum parking space on the west side of the parking lot. As proposed, the bypass lane would not be viable if a customer was parking in that vacuum space.
- A 10-foot-wide landscape strip along the Stone Mountain Highway property frontage and a short segment of the Walton Court property frontage.
- Access provided by a single driveway from Walton Court.
- Stormwater management provided through an underground detention system in the surface parking lot.
- A dumpster enclosure located in the rear yard beside the entrance from Walton Court.
- Architectural finish materials of stone and masonry veneer with a metal roof.

Zoning and Development Standards

The applicant is requesting a special use permit for a car wash in the C-2, General Business District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 45'	20' 8"	YES
Front Yard Setback	Minimum 15'	>15'	YES
Side Yard Setback	Minimum 10'	>10'	YES
Rear Yard Setback	Minimum 30'	>30'	YES
Off-Street Parking	Minimum 7 spaces Maximum 13 spaces	18 total spaces	NO*
Landscape setback	Minimum 10'	10' Stone Mountain Highway 0' Walton Court	YES NO*
Accessory Structure Setback	Minimum 15'	0'	NO*
Multi-Use Trail	Minimum 10'	5'	NO*

*The applicant requests variances to eliminate the accessory structure setback and to exceed the maximum number of parking spaces permitted. The applicant is also requesting waivers to eliminate the 10-foot-wide landscape strip along the Walton Court property frontage and to not install the minimum 10-foot-wide multi-use trail as identified in the Gwinnett County Trails Master Plan along Stone Mountain Highway.

Variance Requests

In addition to the special use permit request, the applicant is seeking a variance from the following provision of Title II of the UDO:

1. Section 230-120.9, to eliminate the 15-foot-wide accessory structure setback.
2. Section 240-20.2, to exceed the maximum number of parking spaces from 13 to 18.

The applicant is proposing a zero-foot accessory structure setback from the western property line for a 400 square-foot accessory canopy. The applicant is also proposing a total of 18 parking spaces, including 12 vacuum spaces, five employee spaces, and one ADA compliant parking space.

Waiver Requests

In addition to the change in conditions request, the applicant is seeking waivers from the following provision of Title III of the UDO:

1. Section 620-10.1.A. Landscape Regulations
 - A. A Landscape Strip at least 10 feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage.
2. Section 900-100.2. Multi-Use Path Requirements
 - B. Multi-use trails and paths shall be a minimum of 10 feet in width.

The site is designed with the exit driveway from the conveyor car wash within the required 10-foot-wide landscape strip along the eastern property frontage of Walton Court. The applicant is also proposing to not install the minimum 10-foot-wide multi-use trail along the property frontage of Stone Mountain Highway as identified as part of the Priority Trails Network in the Gwinnett County Trails Master Plan.

Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and external agency review comments are attached (Exhibit E). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

Staff Analysis

Special Use Permit Analysis: According to the UDO, the staff analysis and recommendation on each application for a special use permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings. For special use permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

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.

The surrounding area consists of primarily commercial properties to the east and west along Stone Mountain Highway. A Chick-fil-A restaurant is adjacent to the property to the west with several automobile-related businesses farther west along Stone Mountain Highway. A townhouse subdivision is to the north across the highway. The requested special use permit will be consistent with adjacent and nearby commercial uses.

B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.

The requested special use permit will not adversely affect the existing use or usability of adjacent or nearby property. A restaurant currently exists on the site and shares a driveway entrance from Stone Mountain Highway with the adjacent Chick-fil-A restaurant. Additional automobile-related businesses are farther west along Stone Mountain Highway which is a commercial corridor. Residential uses are to the south of the site on Walton Court and across Stone Mountain Highway. However, the applicant is requesting several variances and waivers that would adversely affect adjacent or nearby property.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned.

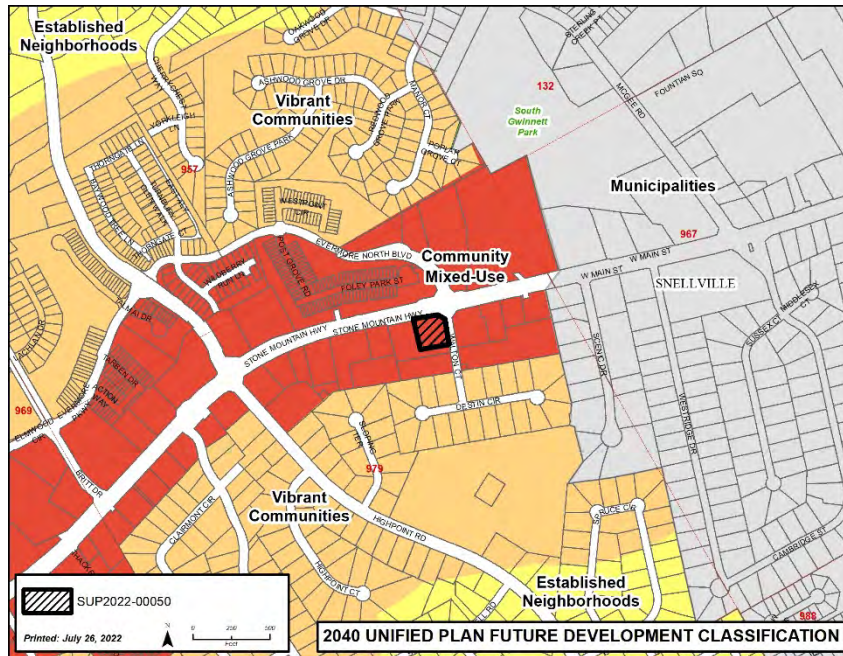
D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed special use would create impacts on public facilities in the form of traffic, utility demand, and stormwater runoff; however, appropriate conditions, site development requirements, and planning would mitigate these impacts. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this request are attached (Exhibit E).

E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.

The 2040 Unified Plan and Future Development Map indicate the subject property lies within the Community Mixed-Use Character Area. This classification is intended for activity nodes and connecting areas located along major corridors, including Stone Mountain Highway. The section

of the corridor between the higher intensity nodes is recommended to redevelop as commercial uses integrating high quality aesthetics and site design. The proposed car wash would be constructed of stone and masonry veneer with significant fenestration on the front façade. The automobile-related use is compatible with other commercial businesses currently serving the community. As a neighborhood serving commercial use on an existing commercially developed property, the requested special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.



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.

Stone Mountain Highway is a commercial corridor with existing automobile-related businesses. The proposed car wash would complement the existing commercial uses in the nearby vicinity and provide an additional service for the community. Access to the site is from Walton Court, which is signaled at Stone Mountain Highway, mitigating any concerns regarding potential traffic congestion. A car wash at this location would be an appropriate use based on the existing commercial services in the area.

Variance Request Analysis: The standards for granting variances are outlined in Section 270-100.7 of the UDO. Staff makes the following findings:

The applicant is proposing a 400 square-foot accessory prep canopy along the western property line. An accessory structure is required to have a minimum 15-foot setback from the side and rear property lines. It is unclear the functional intent of the prep canopy at this location, and it could be removed, or the site reconfigured to locate it within the appropriate setback. If approved, this variance request would nullify the intent of the UDO, would allow the accessory structure to be located directly beside the adjoining property, and would make the structure visible from the Stone Mountain Highway right-of-way.

The applicant also is proposing a total of 18 parking spaces, including 12 vacuum spaces, five employee spaces, and one ADA compliant parking space. However, it appears on the site plan that all parking spaces are vacuum accessible and there are no dedicated employee parking spaces. The maximum number of parking spaces is based on the square footage of the proposed structure and permits only 13 spaces. The designated number of parking spaces would allow enough space for customers and employees to park without sacrificing either's ability to be on site simultaneously. This requested variance would not nullify the intent of the UDO. However, one space is obstructing the required bypass lane and should be removed.

Waiver Request Analysis: When considering waivers from Title III of the UDO, staff is required to review whether an undue hardship may result from strict compliance with the regulations and that approval would not adversely affect the general public welfare or nullify the intent of the UDO. In addition, there must be a determination that there are unusual topographical or other exceptional conditions. Staff makes the following findings related to the waiver request:

The applicant is proposing to not install the 10-foot-wide landscape strip along the eastern property frontage of Walton Court or the minimum 10-foot-wide multi-use path along Stone Mountain Highway as identified as part of the Priority Trails Network in the Gwinnett County Trails Master Plan. The site is designed with the exit driveway from the car wash within the area designated for the landscape strip. The applicant proposes no improvements within the right-of-way and intends to maintain the existing five-foot-wide sidewalk along Stone Mountain Highway. The site could be reconfigured to install the landscape strip and the multi-use path as there is significant property frontage proposed for landscaping. This would allow for the installation of the multi-use path to provide safe pedestrian access along the designated roadway. Reconfiguring the site would also allow for the 10-foot-wide landscape strip to be installed, reducing the impervious area of the site while enhancing the pedestrian environment. Eliminating the landscape strip and multi-use path would adversely affect the public welfare and nullify the intent of the UDO.

Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

In addition, staff recommends **DENIAL** of the following variance:

1. Section 230-120.9, to eliminate the accessory structure setback.

Staff recommends **APPROVAL** of the following variance:

2. Section 240-20.2, to exceed the maximum number of parking spaces, to allow 17 spaces.

Staff recommends **DENIAL** of the following Waiver requests:

1. Section 620-10.1.A, to not install a 10-foot-wide landscape strip along the eastern property frontage on Walton Court.
2. Section 900-100.2, to not install a minimum 10-foot-wide multi-use trail along the property frontage on Stone Mountain Highway.

Planning Commission Recommendation

Based on the staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

In addition, the Planning Commission recommends **APPROVAL** of the following variances:

1. Section 230-120.9, to eliminate the accessory structure setback.
2. Section 240-20.2, to exceed the maximum number of parking spaces, to allow 17 spaces.

The Planning Commission recommends **APPROVAL** of the following waiver requests:

1. Section 620-10.1.A, to not install a 10-foot-wide landscape strip along the eastern property frontage on Walton Court.
2. Section 900-100.2, to not install a minimum 10-foot-wide multi-use trail along the property frontage on Stone Mountain Highway.

Planning Commission Recommended Conditions (includes Staff Recommended Conditions)

Approval of a special use permit for a car wash, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received August 18, 2022, and Exhibit C: Elevations, dated received July 25, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to review and approval of the Department of Planning and Development.
2. Buildings shall comply with the requirements of Architectural Design Category 3. Final building design shall be subject to review and approval by the Department of Planning and Development.
3. Vacuum stations and all mechanical equipment, including compressor units on or around the building, shall be screened from view of exterior roadways. Screening design shall be subject to review and approval of the Department of Planning and Development.
4. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
5. The required bypass lane shall not be obstructed by any parking spaces to allow continuous vehicular access.
6. A 10-foot-wide multi-use trail shall be constructed along Stone Mountain Highway.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Applicant's Response to Standards
- E. Internal and External Agency Review Comments
- F. Maps

Exhibit A: Site Visit Photos



Existing restaurant building



Property frontage on Stone Mountain Highway



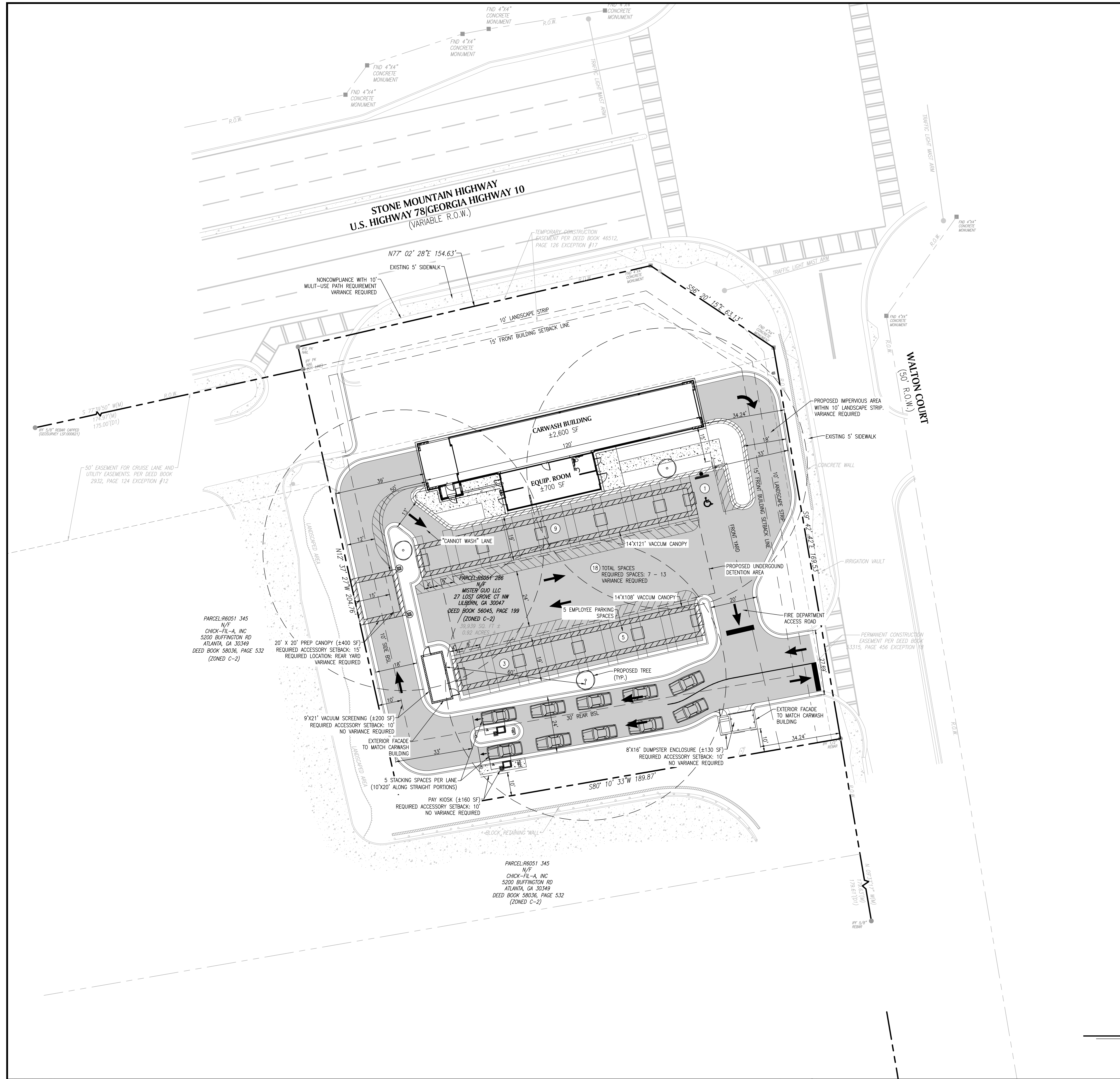
Interparcel access from Stone Mountain Highway



Existing driveway entrance on Walton Court

Exhibit B: Site Plan

[attached]



HATCH LEGEND:

[Hatch Pattern]	STANDARD DUTY CONCRETE PAVEMENT	[Hatch Pattern]	EXISTING ASPHALT
[Hatch Pattern]	HEAVY DUTY CONCRETE PAVEMENT	[Hatch Pattern]	3" HIGH ROLL CURB
[Hatch Pattern]	CONCRETE SIDEWALK	[Hatch Pattern]	EXISTING CONCRETE

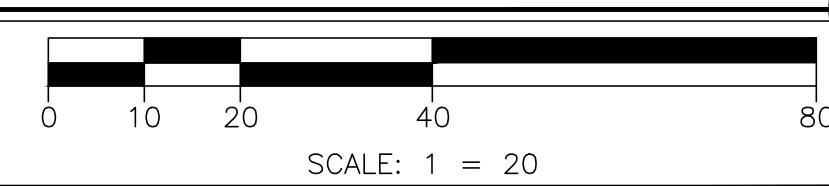
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LANDSCAPE NOTE
 MINIMUM REQUIREMENTS FOR PARKING LOT LANDSCAPING SHOWN IN ACCORDANCE WITH GWINNETT COUNTY MUNICIPAL CODE CHAPTER 620.

SITE ANALYSIS

TWAS PARCEL	±0.92 ACRES
CARWASH TUNNEL	±2,600 SF
EQUIPMENT ROOM	±700 SF
TOTAL BUILDING	±3,300 SF
BUILDING HEIGHT	20'-8"
IMPERVIOUS AREA	±0.58 ACRES / ±63%
OPEN SPACE	±0.34 ACRES / ±37%
VACUUM SPACES PROVIDED	12 SPACES
EMPLOYEE SPACES PROVIDED	5 SPACES
ADA SPACES PROVIDED	1 SPACES

SITE PLAN



LAND PLANNERS
 ENGINEERS • SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS

PAULSON MITCHELL
 INCORPORATED

85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
 VOICE 770.650.7685
 FAX 770.650.7684
 www.paulsonmitchell.com

PROJECT:
**TIDAL WAVE
 AUTO SPA**
 3070 STONE MOUNTAIN HIGHWAY
 CITY OF SNELLVILLE
 GWINNETT COUNTY, GEORGIA

FOR:
**NEW POTATO CREEK
 HOLDINGS, LLC**

124 EAST THOMPSON STREET
 THOMASTON, GA 30286

COA-PF001716 • EXP. - 6/30/2024
REVISIONS



24 HR EMERGENCY CONTACT
 MR. JOHN WELLS
 706-975-1983

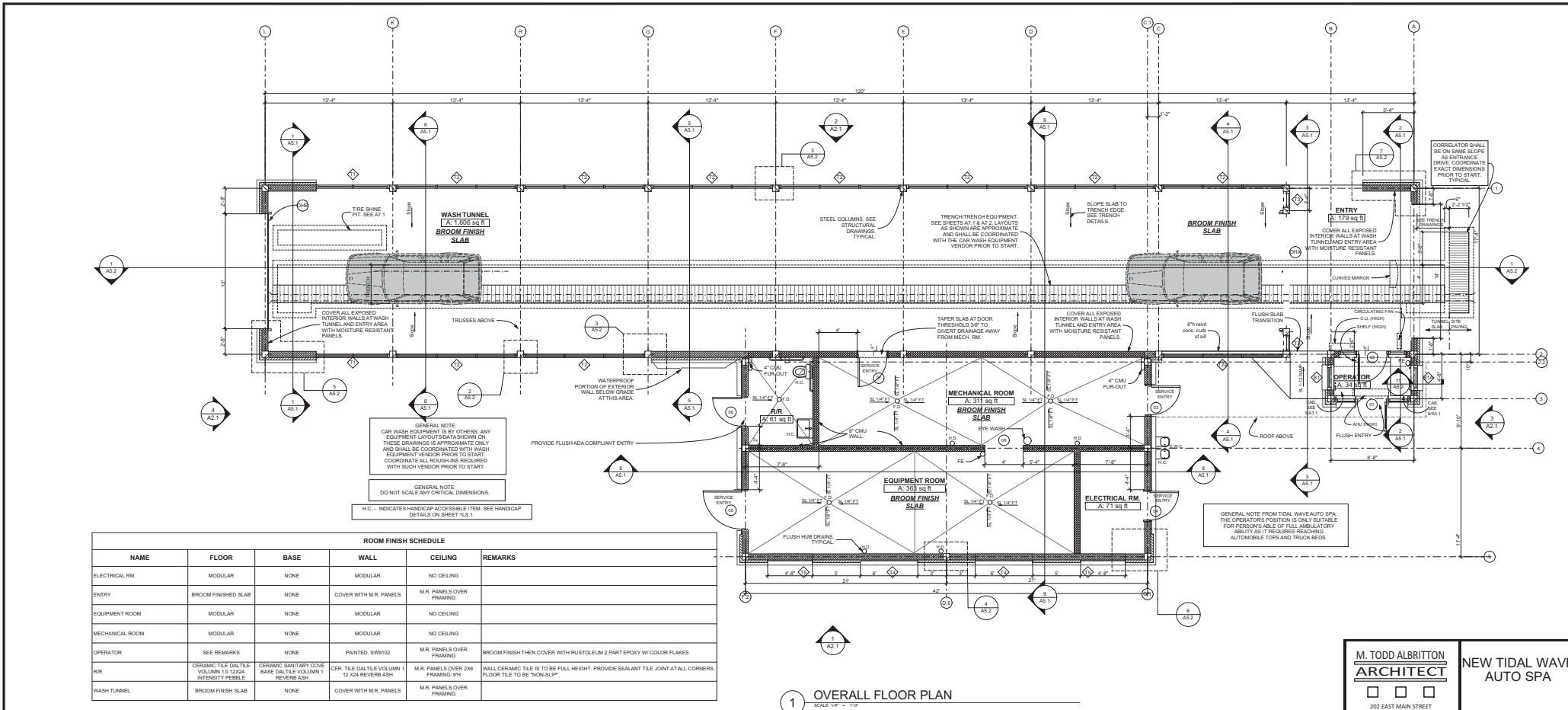
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SITE PLAN

SHEET **C-100**

Exhibit C: Building Elevations

[attached]



ROOM FINISH SCHEDULE					
NAME	FLOOR	BASE	WALL	CEILING	REMARKS
ELECTRICAL RM.	MODULAR	NONE	MODULAR	NO CEILING	
ENTRY	BROOM FINISHED SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER FRAMING	
EQUIPMENT ROOM	MODULAR	NONE	MODULAR	NO CEILING	
MECHANICAL ROOM	MODULAR	NONE	PAINTED	NO CEILING	
OPERATOR	SEE REMARKS	NONE	PAINTED SW9102	M.R. PANELS OVER FRAMING	BROOM FINISH THEN COVER WITH RUSTOLEUM 2 PART EPOXY W/ COLOR FLAKES
RR	CERAMIC TILE DALTILE VOLUMIN 1 TO 12X24 INTENSITY PEBBLE	CERAMIC SANITARY COPE BASE DALTILE VOLUMIN 1 REVERSE ASH	TILE DALTILE VOLUMIN 1 TO 24X REVERSE ASH	M.R. PANELS OVER 2X6 FRAMING 2X4	WALL CERAMIC TILE IS TO BE FULL HEIGHT. PROVIDE SEALANT TILE JOINT AT ALL CORNERS. FLOOR TILE TO BE "NON-SLIP."
WASH TUNNEL	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER FRAMING	

NOTE: AUXILIARY BUILDINGS - REFERENCE RELATED PLANS FOR ADDITIONAL INFORMATION.

TIDAL WAVE AUTO SPA - EXTERIOR FINISH SCHEDULE:



GLAZING - CLEAR

PROVIDE SPANDREL GLAZING IN GLAZED GABLE TRUSSES LOCATED AT ENCLOSED ATTICS)



PREFINISHED METAL ROOF
COLOR - REGAL BLUE
(PREFIN SOFFIT, FASCIA, FLASHING
COLOR-MATCH ROOF COLOR)



SPLITFACE WATERABLE COURSE
OLD CASTLE - WHITE



STONE VENEER
KENTUCKY LEDGESTONE

DO NOT PAINT BOTTOM SIDE OF ANY EXPOSED METAL ROOF PANEL



STOREFRONT FRAME
COLOR - BRONZE
GABLE LOUVER COLOR TO
MATCH SF FRAME COLOR



STUCCO
SW 9102 QUINOA



SPLITFACE BLOCK VENEER
OLD CASTLE - BEIGE
LOCATED BELOW WATERABLE

EXPOSED STRUCTURAL STEEL
TRUSSES AND COLUMNS, PAINT - BLACK

HM DOORS/FRAMES
PAINT SW 2735 ROCKWEED

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7/25/2022

M. TODD ALBRITTON
ARCHITECT

202 EAST MAIN STREET
THOMASTON, GEORGIA
30256
PH 770-560-3275
mtodda@brittonarchitect@gmail.com

**NEW TIDAL WAVE
AUTO SPA**

OWNER:
**TIDAL WAVE AUTO
SPA**
EAST THOMPSON STREET
THOMASTON GEORGIA
30256

**TIDAL
WAVE**

MARK	DATE	DESCRIPTION

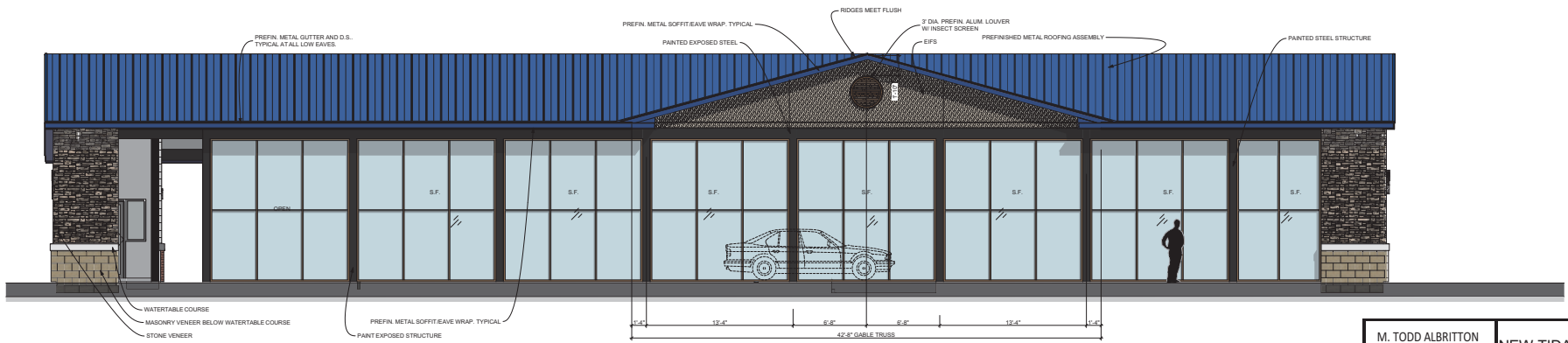
SHEET TITLE
FIRST FLOOR PLAN

PROJECT DATE: #####
PROJECT NUMBER: ##
DRAWN BY: Name

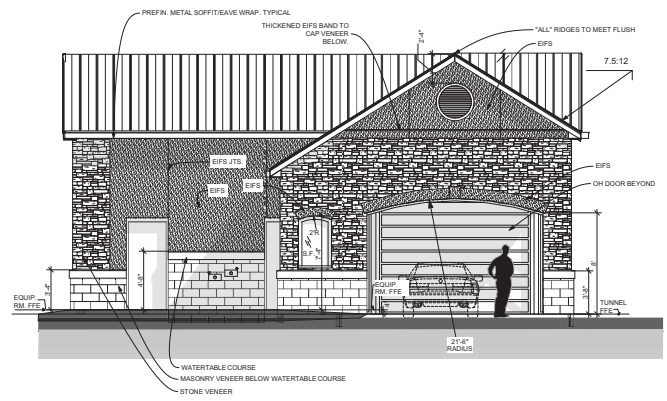
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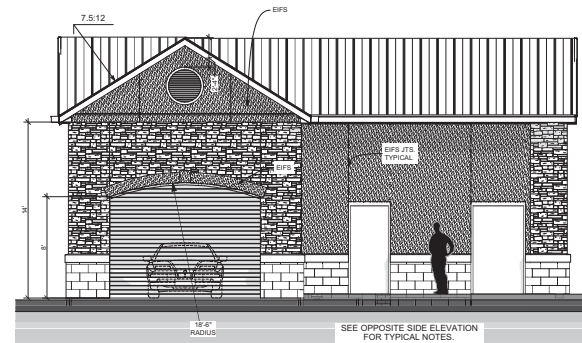
1 REAR ELEVATION
SCALE 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 SIDE ELEVATION - ENTRY
SCALE 1/4" = 1'-0"



4 SIDE ELEVATION - EXIT
SCALE 1/4" = 1'-0"

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 7/25/2022

M. TODD ALBRITTON ARCHITECT 202 EAST MAIN STREET THOMASTON, GEORGIA 30256 PH 770-560-3275 mtodda@brittonarchitect@gmail.com	NEW TIDAL WAVE AUTO SPA <small>OWNER:</small> TIDAL WAVE AUTO SPA EAST THOMPSON STREET THOMASTON, GEORGIA 30256																																	
<small> COPYRIGHT © 2022 THESE DESIGN AND DRAWING AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THESE DRAWINGS SHALL BE USED ON THE ORIGINAL PROJECT LOCATION ONLY AND SHALL NOT BE REUSED AT OTHER LOCATIONS. </small>																																		
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Exhibit D: Letter of Intent and Applicant's Response to Standards

[attached]

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124 East Thompson Street
P.O. Box 311
Thomaston, Georgia 30286
Office - 706.647.0414 Fax - 706.647.0474

Letter of Intent

July 25, 2022

Gwinnett County Planning and Development
446 West Crogan St,
Lawrenceville, GA 30046

Re: Letter of Intent for Special Use Permit for Parcel R6051 286

Martie Murphy of Thomaston, GA submits this letter for the purpose of requesting a Special Use Permit for an automobile wash. The property is located along Stone Mountain Hwy in Snellville, GA and is currently zoned C-2 (General Business District). The property also lies within the Community Mixed Use Area.

The property currently has an existing restaurant structure onsite. Water and sewer service are available on the property. The proposed development will comply with all regulations and will include a water reclaim system which captures and reuses recycled water in the wash and rinse cycles.

We are requesting a special use permit to allow a 1-story 3,300 sq. ft. express automobile wash facility. The proposed development will have glass storefront windows facing Stone Mountain Hwy and the building will have a stone veneer finish. All necessary landscape or water quality buffers will be met around the perimeter of the site. Stormwater detention requirements will be met with an underground detention system. The exterior materials and design of all buildings will be in accordance with the Gwinnett County and Community Mixed Use Character Area requirements. Proposed building elevations are provided with the submittal package for Gwinnett County comment.

The variances and waivers requested are summarized below:

1. Variance requested for proposed impervious area located within 10' Landscape Strip along eastern frontage. (Sec. 620-10.1.A)
2. Variance requested for proposed 20'x20' Prep Canopy (Accessory Structure) located in the side yard and within 15' accessory structure setback. (Sec. 230-120.7 and Sec. 230-120.9 Table 230.1)

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124 East Thompson Street
P.O. Box 311
Thomaston, Georgia 30286
Office - 706.647.0414 Fax - 706.647.0474

3. Variance requested for noncompliance with 10' multi-use path requirement along Stone Mountain Highway. (Sec. 900-100.2)
4. Variance requested for additional parking spaces above the maximum spaces allowed. (Sec. 240-20.3)

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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, approval of the proposed SUP will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development is similar in kind to adjacent drive-thru restaurants.

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

No, the proposed development will not adversely affect the current or future use of adjacent parcels.

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

The proposed development is an approved use for the current zoning with a Special Use Permit. The property is currently an operating restaurant.

- (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 use will have no negative impacts to the existing transportation facilities. The proposed development proposes closing the existing access to Hwy 78 as we are near the intersection and would be combined with Chick-Fil-A's traffic entering/exiting Hwy 78. The existing single ingress/egress point off of Walton Court will be utilized and will improve traffic flow for the site.

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

An express car wash is a permitted use under the current zoning with a Special Use Permit and is in accordance with the land use plan.

- (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:

There are no changing conditions that will affect the development of the property.

Exhibit E: Internal and External Agency Review Comments

[attached]



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		8/17/2022	
Department/Agency Name:		DOCS	
Reviewer Name:		Glenn Boorman	
Reviewer Title:		Division Director – Project Admin – Parks & Recreation	
Reviewer Email Address:		Glenn.Boorman@GwinnettCounty.com	
Case Number:		SUP2022-00050	
Case Address:		3070 Stone Mountain Highway	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Denial is recommended for the variance request for noncompliance with the 10 wide multi-use path/sidewalk along Stone Mountain Highway as the Gwinnett County Trails Master Plan has identified the need for a 10' to 12' wide side path trail/sidewalk for this section of Stone Mountain Highway.		
2			
3			
4			
5			
6			
7			
Recommended Zoning Conditions:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Denial is recommended for the variance request for noncompliance with the 10' wide multi-use path/sidewalk along Stone Mountain Highway. The 10' wide trail shall be located within the right of way. If needed, additional right of way shall be dedicated to accommodate the trail.		
2			
3			
4			
5			

Note: Attach additional pages, if needed

Revised 7/26/2021



**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		8.17.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		Brent.Hodges@GwinnettCounty.com	
Case Number:		SUP2022-00050	
Case Address:		3070 Stone Mountain Highway	
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		YES	NO
1	Stone Mountain Highway (SR 10) is a principal arterial. ADT = 43,900.		
2	7.4 miles to nearest transit facility (#2335220) Pleasant Hill Road and Lawrenceville Highway.		
3	Per Stone Mountain Highway being listed as a Priority Trails network in the Gwinnett County Trails Master Plan, a 10' or 12' concrete path shall be constructed along the Stone Mountain Highway/US 78 frontage.		
4	Coordinate with the Georgia Department of Transportation (GDOT) regarding any potential access improvements for Stone Mountain Highway (US 78/SR 10).		
5			
6			
7			
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		YES	NO
1			
2			
3			
4			
5			
6			
7			

Note: Attach additional pages, if needed

Revised 7/26/2021

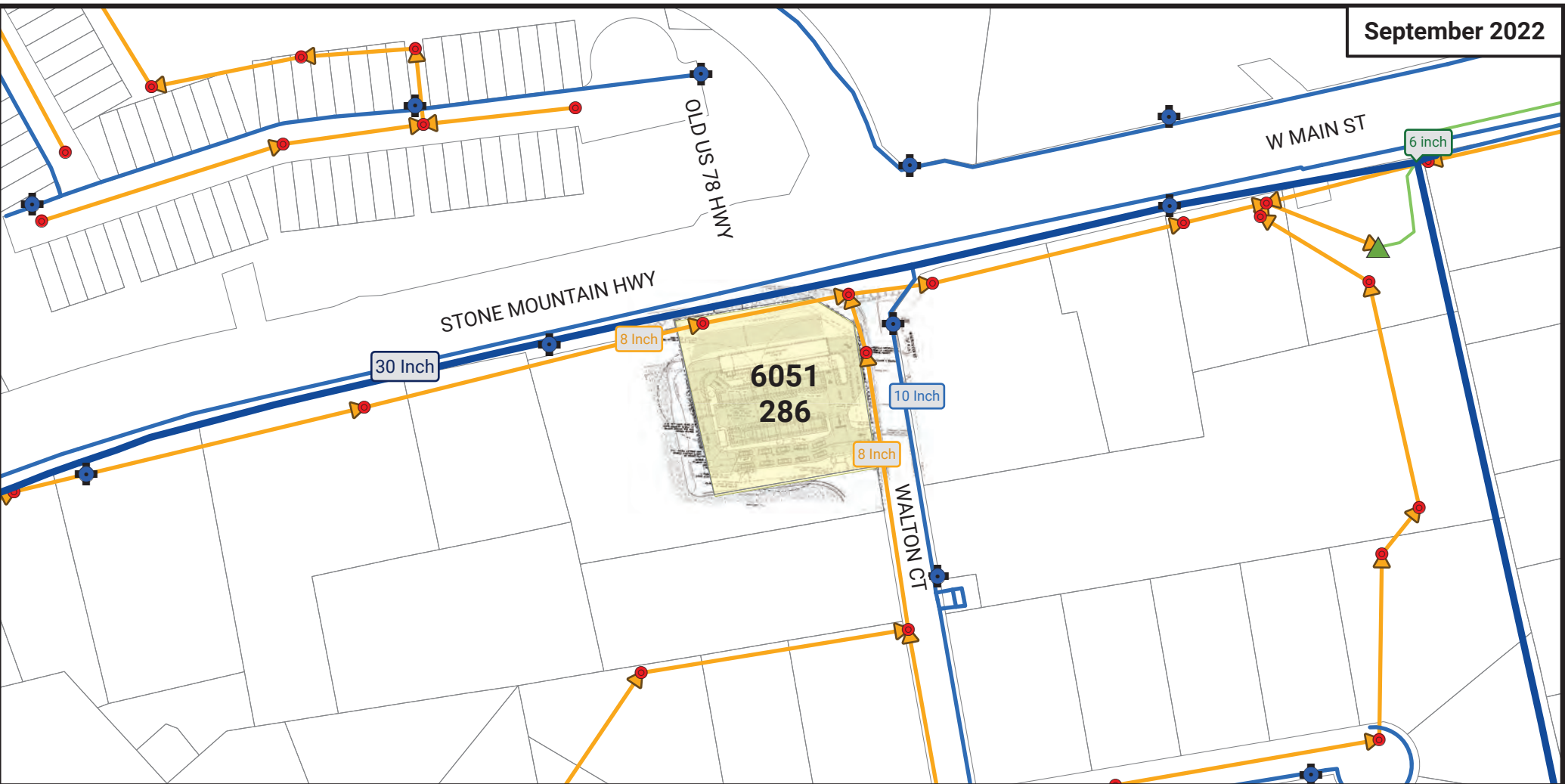


**Department of Planning and Development
TECHNICAL REVIEW COMMITTEE**

TRC Meeting Date:		8/17/2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		Michael.Pappas@GwinnettCounty.com		
Case Number:		SUP2022-00050		
Case Address:		3070 Stone Mountain Highway		
Comments:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Water: The proposed development shall utilize the existing water connection.			
2	Sewer: The proposed development shall utilize the existing sewer connection.			
3	Sewer: Due to the significant change in use, a Sewer Capacity Certification is required.			
4				
5				
6				
7				
Recommended Zoning Conditions:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1				
2				
3				
4				
5				
6				
7				

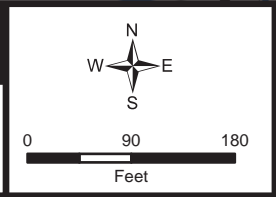
Note: Attach additional pages, if needed

Revised 7/26/2021



	Flow Management		Hydrant		Sewer Force Main
	Pump Station		City		Effluent Outfall
	Regional		Water Main		Sewer Collector
	Manhole		Reuse Main		Sewer Interceptor

SUP2022-00050
 C-2
Water & Sewer
Utility Map



Water Comments: The proposed development shall utilize the existing water connection.

Sewer Comments: The proposed development shall utilize the existing sewer connection. Due to the significant change in use, a Sewer Capacity Certification is required.

Water Availability: Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

Sewer Availability: A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

Water and Sewer Design and Construction Requirements: Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

Private Road Developments: Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

Exhibit F: Maps

[attached]

FOLEY PARK ST

EVERMORE
NORTH BLVD

W MAIN ST
W MAIN ST

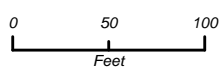
STONE MOUNTAIN HWY
STONE MOUNTAIN HWY

WALTON CT



SUP2022-00050

Printed: July 26, 2022



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7/25/2022

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Martie Murphy</u>	NAME: <u>Mister Guo LLC</u>
ADDRESS: <u>124 E Thompson Street</u>	ADDRESS: <u>27 Locust Grove CT NW</u>
CITY: <u>Thomaston</u>	CITY: <u>Lilburn</u>
STATE: <u>GA</u> ZIP: <u>30286</u>	STATE: <u>GA</u> ZIP: <u>30047</u>
PHONE: <u>706-647-0414</u>	PHONE: <u>678-549-4862</u>
EMAIL: <u>martie@shjconstructiongroup.com</u>	EMAIL: <u>zen-zheng@hotmail.com</u>
CONTACT PERSON: <u>Martie Murphy</u> PHONE: <u>706-647-0414</u>	
CONTACT'S E-MAIL: <u>martie@shjconstructiongroup.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: <u>3,300 SF</u>
PARCEL NUMBER(S): <u>R6051 286</u> ACREAGE: <u>0.92 Acres</u>
ADDRESS OF PROPERTY: <u>3070 Stone Mountain Highway, Snellville, GA 30078</u>
SPECIAL USE REQUESTED: <u>Automobile Wash</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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7/25/2022

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, approval of the proposed SUP will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed development is similar in kind to adjacent drive-thru restaurants.

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

No, the proposed development will not adversely affect the current or future use of adjacent parcels.

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

The proposed development is an approved use for the current zoning with a Special Use Permit. The property is currently an operating restaurant.

- (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 use will have no negative impacts to the existing transportation facilities. The proposed development proposes closing the existing access to Hwy 78 as we are near the intersection and would be combined with Chick-Fil-A's traffic entering/exiting Hwy 78. The existing single ingress/egress point off of Walton Court will be utilized and will improve traffic flow for the site.

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

An express car wash is a permitted use under the current zoning with a Special Use Permit and is in accordance with the land use plan.

- (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:

There are no changing conditions that will affect the development of the property.

RECEIVED

7/25/2022

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.



Signature of Applicant 7/01/22
Date

Martie Murphy - Director of Entitlement

Type or Print Name and Title

 7/1/2022

Signature of Notary Public Date Notary Seal



RECEIVED

7/25/2022

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN 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.

JH Guo

7-5-22

Signature of Property Owner

Date

Jianhua Guo, Property Owner

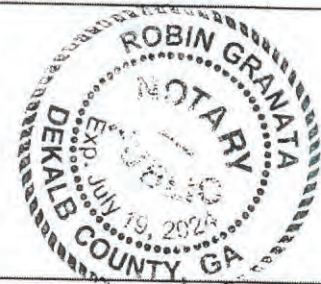
Type or Print Name and Title

Robin Granata

7/5/22

Signature of Notary Public

Date



Notary Seal

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7/25/2022

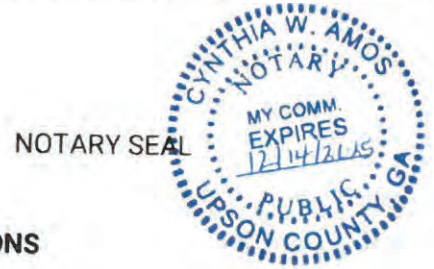
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Martie Murphy 7/01/22 Martie Murphy
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

John W. Silley 7/1/2022 John W. Silley, Assistant General Counsel
SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

Cynthia W. Amos 7/1/2022
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Martie Murphy
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

7/25/2022



124 East Thompson Street
P.O. Box 311
Thomaston, Georgia 30286
Office - 706.647.0414 Fax - 706.647.0474

Letter of Intent

July 25, 2022

Gwinnett County Planning and Development
446 West Crogan St,
Lawrenceville, GA 30046

Re: Letter of Intent for Special Use Permit for Parcel R6051 286

Martie Murphy of Thomaston, GA submits this letter for the purpose of requesting a Special Use Permit for an automobile wash. The property is located along Stone Mountain Hwy in Snellville, GA and is currently zoned C-2 (General Business District). The property also lies within the Community Mixed Use Area.

The property currently has an existing restaurant structure onsite. Water and sewer service are available on the property. The proposed development will comply with all regulations and will include a water reclaim system which captures and reuses recycled water in the wash and rinse cycles.

We are requesting a special use permit to allow a 1-story 3,300 sq. ft. express automobile wash facility. The proposed development will have glass storefront windows facing Stone Mountain Hwy and the building will have a stone veneer finish. All necessary landscape or water quality buffers will be met around the perimeter of the site. Stormwater detention requirements will be met with an underground detention system. The exterior materials and design of all buildings will be in accordance with the Gwinnett County and Community Mixed Use Character Area requirements. Proposed building elevations are provided with the submittal package for Gwinnett County comment.

The variances and waivers requested are summarized below:

1. Variance requested for proposed impervious area located within 10' Landscape Strip along eastern frontage. (Sec. 620-10.1.A)
2. Variance requested for proposed 20'x20' Prep Canopy (Accessory Structure) located in the side yard and within 15' accessory structure setback. (Sec. 230-120.7 and Sec. 230-120.9 Table 230.1)

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7/25/2022



124 East Thompson Street
P.O. Box 311
Thomaston, Georgia 30286
Office - 706.647.0414 Fax - 706.647.0474

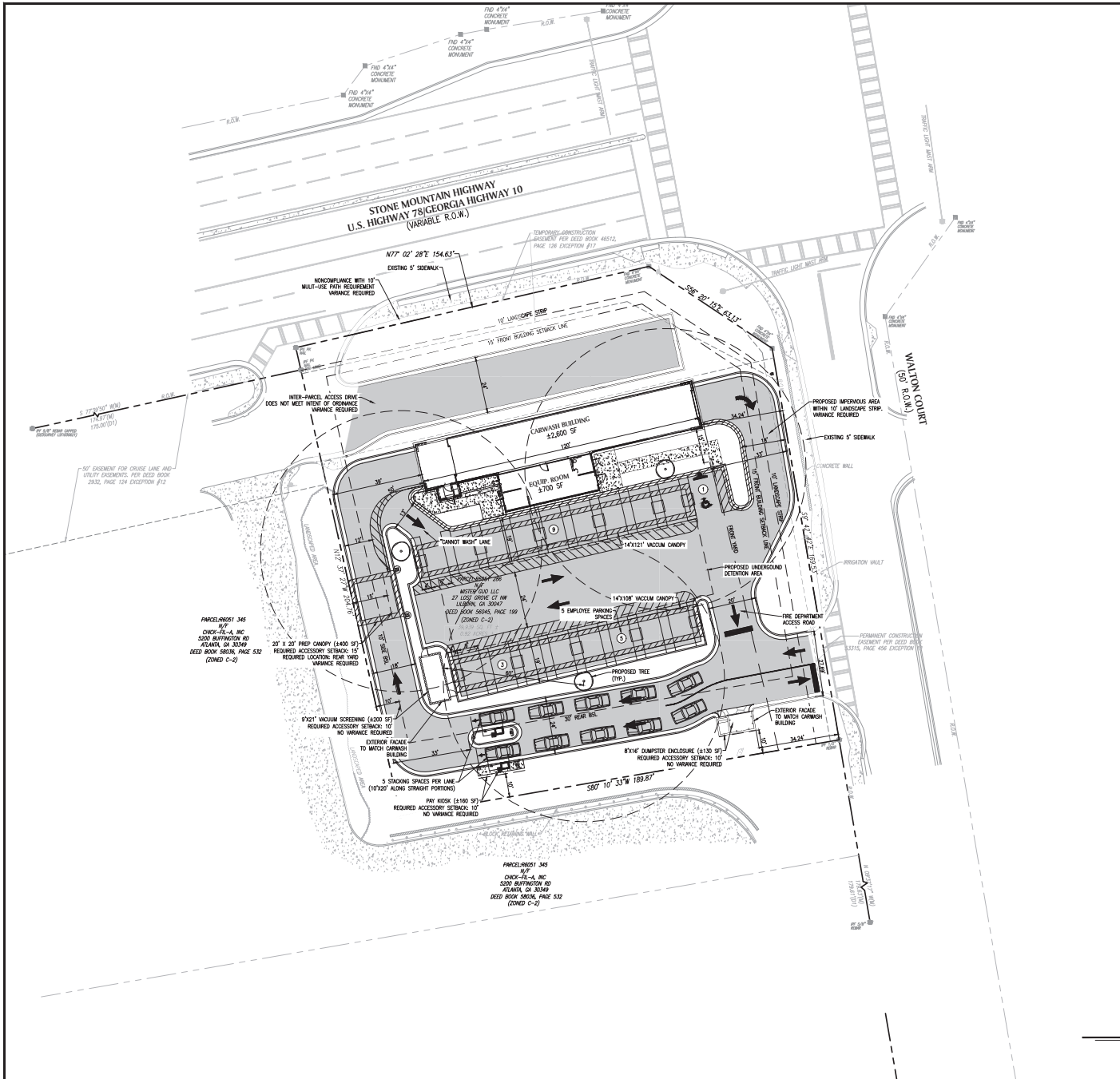
3. Variance requested for noncompliance with 10' multi-use path requirement along Stone Mountain Highway. (Sec. 900-100.2)
4. Variance requested for inter-parcel driveway not meeting the intent of the ordinance. (Sec. 240-70.1.B)

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7/25/2022
Legal Description

All that certain tract or parcel of land lying and being in Land Lot 51 of the 6TH District of Gwinnett County, Georgia, and being more particularly described as follows:

Begin at a found 4" X 4" concrete monument located at the South end of the mitered intersection of the Southerly right of way line of Stone Mountain Highway (A.K.A. U.S. Highway 78/Georgia Highway 10) (Variable R.O.W.) and the Westerly right of way line of Walton Court (50' R.O.W.); thence leaving said Southerly right of way line run South 09 Degrees 42 Minutes 42 Seconds East along said Westerly right of way line for a distance of 169.53 feet to a found 1/2 inch rebar; thence leaving said Westerly right of way line run South 80 Degrees 19 Minutes 04 Seconds West for a distance of 189.72 feet to a found 1/2 inch rebar; thence run North 12 Degrees 40 Minutes 29 Seconds West for a distance of 204.76 feet to a set P.K. Nail, said point lying on said Southerly right of way line of said Stone Mountain Highway; thence run North 77 Degrees 12 Minutes 44 Seconds East along said Southerly right of way line for a distance of 154.64 feet to a found 4" X 4" concrete monument being located at the North end of the aforementioned mitered intersection; thence run South 56 Degrees 20 Minutes 15 Seconds East along said Southerly right of way line for a distance of 63.13 feet to the Point of Beginning. Said tract or parcel contains 39,914 square feet or 0.92 acres more or less.



HATCH LEGEND:

[Solid Grey]	STANDARD DUTY CONCRETE PAVEMENT	[Dotted]	EXISTING ASPHALT
[Hexagonal Pattern]	HEAVY DUTY CONCRETE PAVEMENT	[Diagonal Lines]	3" HIGH ROLL CURB
[Stippled]	CONCRETE SIDEWALK	[Cross-hatched]	EXISTING CONCRETE

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

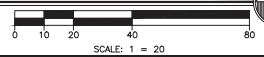
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7/25/2022

LANDSCAPE NOTE
MINIMUM REQUIREMENTS FOR PARKING LOT LANDSCAPING SHOWN IN ACCORDANCE WITH GWINNETT COUNTY MUNICIPAL CODE CHAPTER 620.

SITE ANALYSIS	
TWAS PARCEL	±0.92 ACRES
CARWASH TUNNEL	±2,600 SF
EQUIPMENT ROOM	±700 SF
TOTAL BUILDING	±3,300 SF
BUILDING HEIGHT	20'-8"
IMPERVIOUS AREA	±0.58 ACRES / ±63%
OPEN SPACE	±0.34 ACRES / ±37%
VACUUM SPACES PROVIDED	12 SPACES
EMPLOYEE SPACES PROVIDED	5 SPACES
ADA SPACES PROVIDED	1 SPACE

SITE PLAN



Lead Architect
Architect - Auto Service
Architect - Landscape Architecture
Architect - Mechanical
Architect - Electrical
Architect - Civil
Architect - Structural
Architect - Interior
Architect - Furniture
Architect - Lighting
Architect - Acoustical
Architect - Environmental
Architect - Historic Preservation
Architect - Urban Planning
Architect - Transportation
Architect - Water Resources
Architect - Wind Engineering

PAULSON MITCHELL
INCORPORATED

PROJECT:
**TIDAL WAVE
AUTO SPA**
3070 STONE MOUNTAIN HIGHWAY
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

FOR:
**NEW POTATO CREEK
HOLDINGS, LLC**

124 EAST THOMPSON STREET
THOMASTON, GA 30286

COA-PER01216 • EXP. - 6/30/2024

REVISIONS

NO.	DESCRIPTION

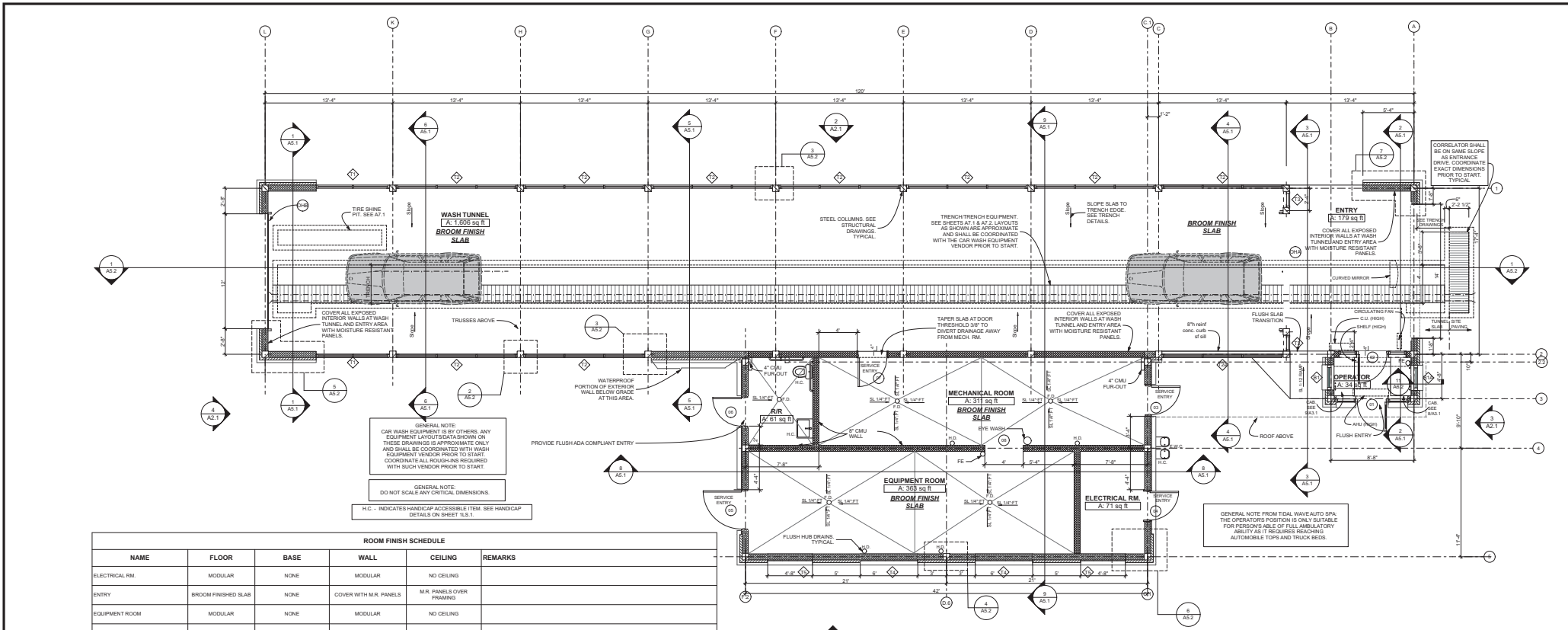
GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-976-1983

2022237c.dwg MM.DD.YY

SITE PLAN

SHEET **C-100**



GENERAL NOTE:
CAR WASH EQUIPMENT IS BY OTHERS. ANY EQUIPMENT LAYOUTS SHOWN ON THESE DRAWINGS IS APPROXIMATE ONLY AND SHALL BE COORDINATED WITH WASH EQUIPMENT VENDOR PRIOR TO START. COORDINATE ALL ROUGHING REQUIRED WITH SUCH VENDOR PRIOR TO START.

GENERAL NOTE:
DO NOT SCALE ANY CRITICAL DIMENSIONS.

H.C. - INDICATES HANDICAP ACCESSIBLE ITEM. SEE HANDICAP DETAILS ON SHEET T.S.1.


GENERAL NOTE FROM TIDAL WAVE AUTO SPA:
THE OPERATOR'S POSITION IS ONLY SUITABLE FOR PERSONS ABLE OF FULL AMBULATORY ABILITY AS IT REQUIRES REACHING AUTOMOBILE TOPS AND TRUCK BEDS.

ROOM FINISH SCHEDULE					
NAME	FLOOR	BASE	WALL	CEILING	REMARKS
ELECTRICAL RM.	MODULAR	NONE	MODULAR	NO CEILING	
ENTRY	BROOM FINISHED SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER FRAMING	
EQUIPMENT ROOM	MODULAR	NONE	MODULAR	NO CEILING	
MECHANICAL ROOM	MODULAR	NONE	MODULAR	NO CEILING	
OPERATOR	SEE REMARKS	NONE	PAINTED S99102	M.R. PANELS OVER FRAMING	BROOM FINISH THEN COVER WITH RUSTOLEUM 2 PART EPOXY W/ COLOR FLAKES
RR	CERAMIC TILE DALTILE VOLUMIN 10 12X24 INTENSITY PEBBLE	CERAMIC SANITARY COPE BASE DALTILE VOLUMIN 1 REVERSE ASH	CER. 12 X24 REVERSE ASH	M.R. PANELS OVER 2X6 FRAMING 2X4	WALL CERAMIC TILE IS TO BE FULL HEIGHT. PROVIDE SEALANT TILE JOINT AT ALL CORNERS. FLOOR TILE TO BE "NON-SLIP".
WASH TUNNEL	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER FRAMING	

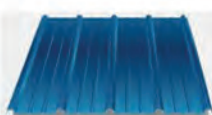
NOTE: AUXILIARY BUILDINGS - REFERENCE RELATED PLANS FOR ADDITIONAL INFORMATION.

1 OVERALL FLOOR PLAN
SCALE: 1/4" = 1'-0"


TIDAL WAVE AUTO SPA - EXTERIOR FINISH SCHEDULE:




GLAZING - CLEAR
PROVIDE SPANDREL GLAZING IN GLAZED GABLE TRUSSES LOCATED AT ENCLOSED ATTICS)




PREFINISHED METAL ROOF
COLOR - REGAL BLUE
(PREFIN SOFFIT, FASCIA, FLASHING COLOR-MATCH ROOF COLOR)




SPLITFACE WATERTABLE COURSE
OLD CASTLE - WHITE




STONE VENEER
KENTUCKY LEDGESTONE




STOREFRONT FRAME
COLOR - BRONZE
GABLE LOUVER COLOR TO MATCH SF FRAME COLOR




STUCCO
SW 9102 QUINOA



EXPOSED STRUCTURAL STEEL
TRUSSES AND COLUMNS. PAINT - BLACK



HM DOORS/FRAMES
PAINT SW 2735 ROCKWEED



SPLITFACE BLOCK VENEER
OLD CASTLE - BEIGE
LOCATED BELOW WATERTABLE

DO NOT PAINT BOTTOM SIDE OF ANY EXPOSED METAL ROOF PANEL

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7/25/2022

M. TODD ALBRITTON
ARCHITECT

202 EAST MAIN STREET
THOMASTON, GEORGIA
30256
PH 770-660-3275
mtodda@brittonarchitect@gmail.com

NEW TIDAL WAVE AUTO SPA

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON, GEORGIA
30256

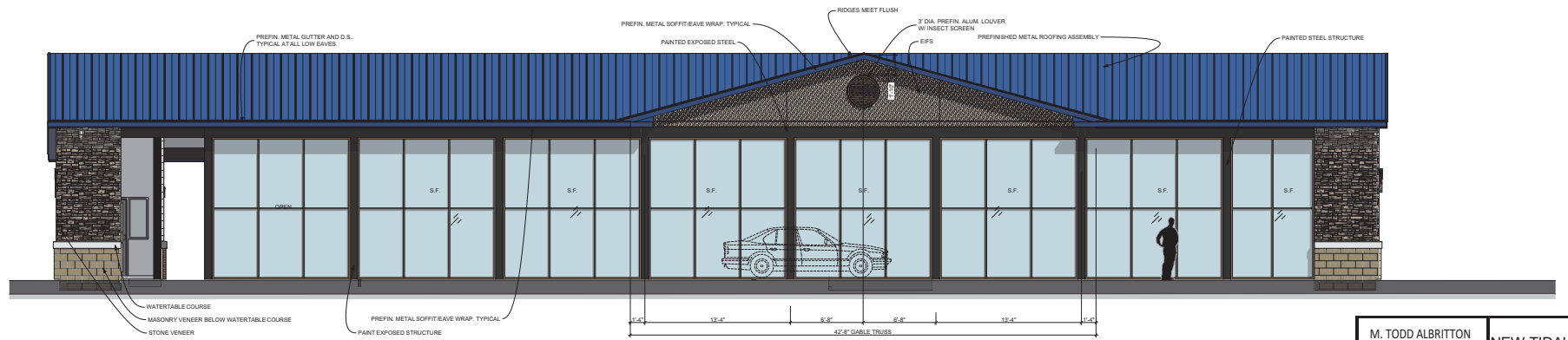
TIDAL WAVE

PROJECT DATE: #####
PROJECT NUMBER: ##
DRAWN BY: Name

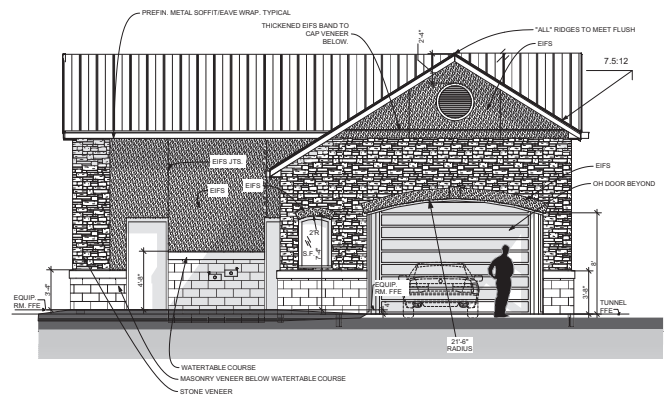
A1.1



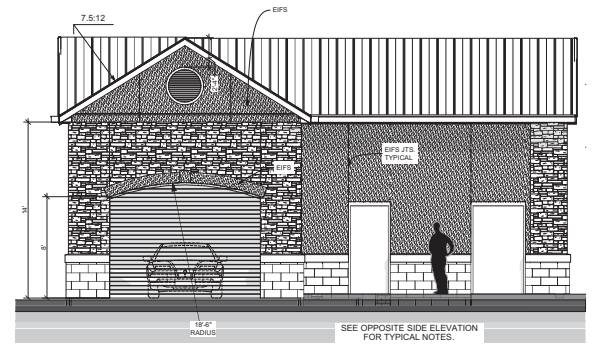
1 REAR ELEVATION
SCALE 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 SIDE ELEVATION - ENTRY
SCALE 1/4" = 1'-0"



4 SIDE ELEVATION - EXIT
SCALE 1/4" = 1'-0"

**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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 7/25/2022

M. TODD ALBRITTON ARCHITECT 202 EAST MAIN STREET THOMASTON, GEORGIA 30286 PH 770-560-3275 mtodda@brittonarchitect@gmail.com	NEW TIDAL WAVE AUTO SPA OWNER: TIDAL WAVE AUTO SPA EAST THOMPSON STREET THOMASTON, GEORGIA 30286																																	
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