

Members Present: Chairman-Hugh Wilkerson, Joe Gennusa, Emil Powella

Members Absent: - Vice Chairman-Michelle West, AJ Passman **Quorum Present:** Yes.

Staff Members Present: Joellen Wilson – City Planner

Work Session: Yes.

- I. **Call to Order:** 7:32 PM by Hugh Wilkerson, Chairman.
- II. **Approval of Agenda:** Motion by Powella. Second by Gennusa. All for.
- III. **Approval of Minutes – May 26, 2016:** Motion by Powella. Second by Gennusa. All for.
- IV. **Old Business:** None
- V. **New Business:**
SUP-2016-03. Application of Lilburn Braden Development, LLC for a Special Use Permit to allow automobile service (car wash facility) on approximately 2.16 acres of property zoned for commercial business (CB). The property is located at 5712 Lawrenceville Highway, being in District 6, Land Lot 137, Parcel 024.

Staff described the applicant's intent to subdivide the 4+ acre parcel per the site plan included in the application and use easternmost 2.1 ac for construction of a 3,200 square foot self-service express car wash facility. The facility is proposed with three stacking lanes and pay stations, one 100' wash tunnel, and 18-20 vacuum stations outside of the building. The use (car wash) is permitted in the CB District and within the U.S. 29 Overlay District subject to a Special Use Permit. Specific provisions of the zoning resolution under Section 704.-Car Wash apply, as well as the site and architectural design standards of the Overlay District.

Staff noted the proposed development concept plan meets most of the provisions of the zoning and US 29 Overlay requirements, but added the site infrastructure, building orientation and design are subject to additional review and approval. Two items for discussion were the building orientation (wash bay facing US 29) combined with lighting within the tunnel that would be visible due to the transparency of the building façade, and the lack of sanitary sewer. Staff recommended approval of the application with the following conditions:

1. The Special Use Permit shall apply to a car wash facility only.
2. The building shall be oriented so that the wash bay does not directly face US 29.
Alternatively, an opaque screen a minimum 6' in height shall be provided along the front of the bay/tunnel and along the exit drive to the parking lot.
3. Building signs and lighting shall comply with applicable codes, specifically prohibiting neon, LED, and rope lighting visible from the exterior of the building.
4. With self-serve business no detailing activities permitted beyond vacuum stations adjacent to the building.
5. Hours of operation shall be 7 am to 9 pm.
6. Access from US 29 shall be permitted through Georgia DOT.
7. Facility must be certified under DNR regulations 391-3-31-.02 or be prohibited from operating during periods of drought.

Applicant presented a summary of business operations and answered a few questions from the Planning Commission members: Three stacking lanes merge into one with cues at the pay station, the basic wash lasts 2-3 minutes, up to five cars would be in the tunnel at one time, one employee is anticipated to be on-site, brightly colored canopies would be installed over vacuum stations for marketing/branding purposes, the lights are integrated into the foam wash mechanism and would not be visible from the street. He offered an alternative building orientation to parallel US 29 that would require a stream buffer variance. The applicant was agreeable to conditions but asked to clarify whether the prohibition of LED lighting would apply to exterior wall signs manufactured with interior LED devices, as is typical of most business signs/logos. Staff confirmed the exterior business signs would be permitted separately.

Motion by Powella to approve the SUP with conditions as presented by staff. Second by Gennusa. All voted for.

- VI. **Adjournment:** Gennusa motioned to adjourn. Seconded by Powella. All voted for. Meeting was adjourned at approximately 7:52 PM.

Hugh Wilkerson