

Application No. UP-976-21, Magnolia Wash and Express Property Holdings, LLC: Request for a Special Use Permit, pursuant to Section 24.1-306 (category 12, no. 1) of the York County Zoning Ordinance, to authorize the establishment of a car wash facility on a 0.9-acre parcel of land (GPIN R07b-3295-2516) located at 6524 George Washington Memorial Highway (Route 17). The property is zoned GB (General Business) and designated General Business in the Comprehensive Plan.

Jeanne Sgroi, Management Analyst Intern, summarized the staff report dated November 24, 2021, stating that staff recommends that the Commission forward the application to the Board of Supervisors with a recommendation of approval subject to the conditions of approval set forth proposed Resolution No. PC21-19.

Mr. Holroyd asked how many car washes are along this segment of Route 17.

Ms. Sgroi responded that there is a car wash next door, a detailing business within a one-mile radius, a Shell gas station car within a two-mile radius, and the Mega Auto Spa just beyond a two-mile radius.

Chair Titus noted that the orientation of the proposed building that appears in the traffic analysis is different from the one shown on the sketch plan. He asked if that raises any concerns about the validity of the traffic analysis.

Ms. Sgroi responded that the traffic impact of the car wash is not affected by the orientation of the building, and she clarified that the building would be perpendicular to Route 17 and not parallel.

Chair Titus noted that there are three similar facilities on Route 17 between Denbigh Boulevard and the Newport News city line. He expressed concern about what happens when such facilities go out of business and he was glad to read that if the use is discontinued for two years, it would have to be removed.

Ms. Sgroi clarified that the Zoning Ordinance performance standards for car washes require the owner to remove the car wash equipment after nine months of ceasing operation. She added that there are seven existing car washes in the lower County.

Chair Titus opened the public hearing.

Phillip Tackas, 240 Oakmere Drive, Alpharetta Georgia, spoke on behalf of the applicant. He presented a brief history of the company, stating that it has 42 facilities in the southeast and plans to open twenty more next year. He also stated that their facilities typically operate from 8:00 AM to 8:00 PM and have three to six full-time employees on-site at any one time, with wash prices ranging from \$10 to \$40. He stated that there would be free vacuums and free car wash service for local police and service vehicles. As to why the company wants to locate a car wash next to an existing car wash, Mr. Tackas explained that the proposed car wash is targeted to customers who want a faster service, whereas the adjacent car wash provides a lengthier, more detailed service.

There being no one else wishing to speak on this application, **Chair Titus** closed the public hearing.

Mr. Peterman stated that initially he was concerned about approving a car wash next to another car wash but was pleased with the proposed landscaping and architecture, which will result in a much more aesthetically pleasing site along Route 17. He said he supports the application.

Mr. King agreed with Mr. Peterman. He stated he is in favor of the application and that if someone is going to make an investment in an existing site, improve it, bring it up to code, and meet the Route 17 corridor guidelines, then they have the right to have another car wash in the area.

Mr. Holroyd agreed with Mr. King and Mr. Peterman and stated that from an environmental standpoint, this represents an improvement. He said he supports the applicant.

Mr. Criner stated that he supports the application.

Mr. King moved the adoption of Resolution No. PC21-19.

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A CAR WASH AT 6524 GEORGE WASHINGTON MEMORIAL HIGHWAY

WHEREAS, Magnolia Wash and Express Property Holdings, LLC has submitted Application No. UP-976-21 to request a Special Use Permit, pursuant to Section 24.1-306 (category 12, no. 1) of the York County Zoning Ordinance, to authorize the establishment of a car wash facility on a 0.9-acre parcel of land (GPIN R07b-3295-2516) located at 6524 George Washington Memorial Highway (Route 17); and

WHEREAS, said application has been transmitted to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 8th day of December, 2021, that Application No. UP-976-21 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a Special Use Permit, pursuant to Section 24.1-306 (category 12, no. 1) of the York County Zoning Ordinance, for the establishment of a car wash facility on a 0.9-acre parcel of land (GPIN R07b-3295-2516) located 6524 George Washington Memorial Highway (Route 17) subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a car wash facility on a 0.9-acre parcel of land (GPIN R07b-3295-2516) located at 6524 George Washington Memorial Highway (Route 17).
2. A site plan, prepared in accordance with the provisions of Article V of the Zoning Ordinance, shall be submitted to and approved by the Division of Development Services prior to the commencement of any land clearing or construction activities on the subject property. Said site plan shall be in substantial conformance with the sketch plan titled "PROJECT YORKTOWN EXPRESS WASH, LLC" prepared by Core States, Inc. and dated November 19, 2021.

3. Building architecture and design shall be in substantial conformance with the building rendering titled "THE WAVE CAR WASH, 6524 George Washington Memorial Highway, Yorktown, VA." prepared by Core States Group and dated November 19, 2021.
4. A single freestanding monument sign meeting the standards set forth in Article VII of the Zoning Ordinance shall be permitted along George Washington Memorial Highway.
5. To provide sufficient screening of the tunnel entrance, evergreen trees maintaining branching to the ground at a minimum eight-foot (8') planting height shall be installed in the southwest corner of the property as shown on the sketch plan as noted above. Additionally, seventy-five percent (75%) of the plantings in the remaining front landscape yard (along the western property line) shall be evergreen.
6. In accordance with Section 24.1-115(b)(6) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for a building permit.

BE IT FURTHER RESOLVED that this Special Use Permit is not severable and invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

On a roll call the vote was:

Yea: (6) Criner, Peterman, Holroyd, Leedom, King, Titus
Nay: (0)
