

November 19, 2021

York County Planning Commission  
100 County Drive  
Yorktown, VA 23690  
Tel: 757-890-3404

**Project Summary:**

The subject site is 0.85 acres and located at 6524 George Washington Memorial Parkway. The site is an outparcel to the existing Kroger Shopping Center on the Northern side of the subject site. The site consists of an existing 2,845 square foot single story brick building currently operating as a car wash with four (4) self service wash stalls and two (2) Automated wash stalls, associated parking including four (4) vacuum spaces, utilities, curbing, landscape areas, sidewalks and signage. The existing building, sidewalks and a parking area will be demolished to accommodate a proposed Express Car Wash facility. Express Car Wash is proposing to construct a 2,800 square foot automated car wash with state-of-the-art water reclamation and re use system that captures and re uses approximately 80% of water use. The proposed building will be designed to meet current York County building and architectural codes, the site improvements will also be brought up to current York County development codes include the Highway 17 corridor landscaping requirements. The current site plan proposes 18 parking spaces with vacuum and drying stations along with required ADA parking and access.

The existing car wash has four (4) self-service carwash bays and two (2) of the older style “automatic” bays, while the proposed car wash will be a single tunnel express wash. The proposed Wave care wash uses a modern express wash process that provides a much better wash for the customers, including pretreatment, washing, waxing, and drying services, while using less water and allowing customers to remain in their cars throughout the entire washing process. In addition, the proposed car wash will provide vacuum stalls (as opposed to only four existing vacuums located in the parking lot) and Wave will provide cleaning cloths, cleaning supplies, and have full-time attendants at the car wash to supervise and assist customers.

The site is currently in the (GB) General Business and Route 17 Overlay District per the York County Zoning maps. Per York County Zoning A car wash use is allowed with a Special Use

Permit. The site will be required to meet the GB zoning district requirements along with the Route 17 Overlay District requirements. Improvements to the site will include demolition of the existing building, re-grading, installation of new asphalt parking, landscape islands, green space, sidewalks, open space and stormwater management area and a new Express Car Wash facility.

Sincerely,



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