

PLANNING COMMISSION  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_\_, 2022:

---

Present

Vote

Sheila S. Noll, Chairman  
Thomas G. Shepperd, Jr., Vice Chairman  
Walter C. Zaremba  
W. Chad Green  
G. Stephen Roane, Jr.

---

On motion of \_\_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

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 recommends approval of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the \_\_\_\_ day of \_\_\_\_\_, 2022, that Application No. UP-976-21 be, and

it is hereby, approved, to authorize 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 this resolution 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.