

COUNTY OF YORK

MEMORANDUM

DATE: February 4, 2014 (PC Mtg. 2/12/14)

TO: York County Planning Commission

FROM: Timothy C. Cross, AICP, Principal Planner

SUBJECT: Application No. UP-841-14, Mathew J. Blanchard d/b/a MEGA Auto Spa

ISSUE

This application requests 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 an approximately 3.4-acre portion of a 7.0-acre parcel of land located at 4301 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 29-17-A. The property is zoned GB (General Business) and designated General Business in the Comprehensive Plan.

DESCRIPTION

- Property Owner: Grace C. Oakley, trustee; applicant is contract purchaser.
- Location: 4301 George Washington Memorial Highway (Route 17)
- Area: 3.4 acres of a 7.0-acre parcel
- Frontage: Approximately 260 feet on Route 17
- Utilities: Public water and sewer
- Topography: Relatively flat
- 2035 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
- Existing Development: None
- Surrounding Development:
 - North: Wendy's restaurant
 - East: Route 17; contractor shops beyond
 - South: Harwood Mills Mobile Home Park
 - West: York County Sports Complex (Newport News Waterworks property)
- Proposed Development: Car wash facility

CONSIDERATIONS/CONCLUSIONS

1. The applicant owns and operates the MEGA Auto Spa car wash facility in James City County, which opened in March 2012, and wishes to build a second facility on a 3.36-acre portion of a 7.0-acre parcel on the west side of Route 17 south of Sports Way, which serves as the access drive for the Wendy's restaurant, adjoining commercially-zoned property (including the subject parcel), as well as the entrance to the York County Sports Complex. A subdivision plat for the property has been approved but has not yet been recorded, and the applicant has a contract to purchase the yet-to-be subdivided 3.36-acre parcel from the current owner. (A Special Use Permit authorizing the establishment of a miniature golf course on this property was approved by the Board of Supervisors on January 15, 2013, but the project never moved forward.) The 3.36-acre lot area includes a 0.62-acre portion of Sports Way and an additional 0.53 acre that is encumbered by a Dominion Virginia Power easement. In addition, 1.1 acres of non-tidal wetlands have been delineated on the site. Like most of the property along Route 17, the entire parcel is zoned GB (General Business) and designated General Business in the Comprehensive Plan.
2. The proposed car wash facility would consist of an approximately 9,000- to 12,000-square foot building housing a 120-foot wash tunnel with an automated conveyor and a 9-car detailing center, along with an indoor lounge where customers would wait while their vehicles are being detailed. In addition, there would be an outdoor self-serve vacuuming area with approximately 20 vacuums for the customers' use. A range of interior and exterior cleaning services would be offered, and once their vehicle has been washed, customers would have the option of proceeding to the detailing center for interior cleaning, vacuuming their vehicles, or exiting the facility. As shown on the applicant's sketch plan, the development would be set back approximately 165 feet from Route 17 because of physical constraints – including Dominion Virginia Power transmission lines within a 200-foot right-of-way easement and a drainage ditch that lies within a 20-foot County drainage easement – that limit the use of the front of the property. Because the car wash and detailing center bays (the Left Side elevation on the attached renderings) would face Route 17 – albeit from 250 to 300 feet away – they would need to be screened with landscaping, berms, architectural treatments, decorative fencing, or some combination thereof. This is required by both the performance standards for motor vehicle and transportation-related uses and the provisions of the Route 17 Corridor overlay district (Sections 24.1-476 and 24.1-378 of the Zoning Ordinance respectively). The applicant plans to meet this requirement by constructing an architectural brick screening wall that would be located between the detailing bays and the vacuuming stations, as shown on the sketch plan, approximately 215 feet west of Route 17. Additional screening would be provided by landscaping to be planted around the planned dumpster pad as well as existing vegetation on the front portion of the property. Alternatively, the applicant would meet the requirement with landscape plantings in the same general areas. To ensure compliance with the Route 17 Corridor overlay district standards, the developer will be required to submit renderings and/or photo simulations of proposed structures and landscape treatments at the time of site plan submittal for review and approval by the Zoning Administrator.

3. The Route 17 Corridor overlay district provisions are intended to protect the visual character of the Route 17 corridor, and they include a series of standards addressing building materials, colors, signage, architectural treatments, etc. The building elevations submitted by the applicant depict an attractive building with a brick or brick-type exterior, with decorative block along the southern façade, that appears to be consistent with these provisions. The sign would be a monument-type sign on a brick base matching the building façades. The property is entitled to a single freestanding sign along Route 17 that can be up to ten feet (10') in height with 64 square feet of sign area for a monument sign or up to fifteen feet (15') and 50 square feet of sign area if it is a pole sign. The sign elevation submitted by the applicant indicates an attractive monument sign on a brick base that would match the building façades. Although the property is located at the corner of Route 17 and Sports Way, it does not meet the definition of a corner lot since Sports Way is simply a commercial driveway/access drive. Therefore, a second sign on Sports Way is not permitted.
4. The proposed car wash site abuts the Harwood Mills mobile home park to the south, which is zoned GB (General Business) and therefore constitutes a nonconforming use. According to County land records, this 5.2-acre site is occupied by 38 mobile homes and two cottages. A twenty-foot (20') County drainage and utility easement runs along the full length of the property's boundary with the existing mobile home park. Pursuant to Section 24.1-244(a)(1) of the Zoning Ordinance, the required ten-foot (10') side landscape yard along the southern property line must be measured from the top or inside edge of the existing open ditch within this easement, thus providing additional buffer width between the proposed use and the mobile home park. In addition to the required landscaping, staff has proposed a condition requiring the applicant to install an opaque fence to provide a visual screen between the commercial and residential uses. This would also serve as a noise buffer to help mitigate noise impacts from the car wash and the outdoor vacuums. If at some future time the mobile home park should be converted to a non-residential use in accordance with its GB zoning, the fence would no longer be required.
5. Trip generation data published by the Institute of Transportation Engineers (ITE) for car washes is based on an extremely small sample size and therefore not very reliable. The applicant has submitted actual and projected traffic counts for the existing facility on John Tyler Highway (Route 5) in James City County, which indicate that in 2013 the car wash generated an average of 133 vehicles – 266 vehicle trips – per day and 46 trips in its busiest hour of the year. Traffic has grown steadily as the business has become established, and the applicant expects this growth to continue in the years ahead, eventually reaching a capture rate (the percentage of customer vehicles drawn from the adjacent traffic stream) of 0.5%, which is a car wash industry standard.

Based on this data and the higher traffic volumes on Route 17, the applicant estimates that the proposed car wash will generate 121 vehicle trips per day in its first year of operation, eventually increasing to 500 daily trips – based on the previously mentioned 0.5% capture rate – and a maximum of 86 in its busiest hour of the year. (If traffic volumes on Sports Way are included in the capture rate, the effect is negligible, adding only 2 or 3 vehicles in the PM peak hour.) These trip estimates are below the

Zoning Ordinance thresholds for requiring a traffic impact analysis (an average of 1,000 trips per day or 100 in the peak hour of adjacent street traffic). It should be noted that according to the applicant, the weekday peak period for the MEGA Auto Spa in James City County is typically between 10:00 a.m. and 2:00 p.m. and does not coincide with the peak-hour of traffic on Route 17, which is from 4:30 to 5:30 p.m. Weekend trips generated by the car wash are more evenly distributed throughout the day.

Access to the site will be via Sports Way, which also provides access to the County Sports Complex to the west, and to the north, Wendy's restaurant, Precision Glass and Mirror, and the remainder of the subject parcel. This access drive has a pavement width of approximately sixty feet (60') – with three exit lanes and a 24'-wide entrance that does not have lane markings but is wide enough for two lanes of traffic – that narrows down to thirty feet (30'), with one travel lane in each direction, approximately 390 feet west of the Route 17 intersection. The applicant's sketch plan depicts two access breaks – one for a combined ingress/egress along the 30-foot segment of Sports Way and a second for egress only along the wider segment. Direct access to Route 17 is precluded by a restricted access easement along the front property boundary.

With two 180-foot stacking lanes that can accommodate a combined total of approximately 18 vehicles, the car wash site will have much more stacking space than the Zoning Ordinance requires and will be able, in staff's opinion, to accommodate all of its traffic on-site with no vehicles queuing onto Sports Way. While there is some potential for vehicles turning left into the car wash to be delayed waiting for vehicles exiting the Sports Complex, thus causing a delay for vehicles seeking to enter the Sports Complex, this situation would exist with any development on the property and, based on the amount of traffic generated by the car wash, is not expected to cause a significant problem. Any such delays at the car wash entrance, located 400 feet west of the Route 17 intersection, are not likely to affect traffic movements on Route 17.

6. As noted previously, non-tidal wetlands are present on approximately 1.1 acres of the subject property. The proposed car wash layout is designed to avoid impacts on these wetlands to the extent possible; however, it is likely that some mitigation will be required. A permit from the Army Corps of Engineers will be required for those portions of the proposed entrance/exit road and parking within the wetlands area. A proposed condition of approval would require the developer to submit a Natural Resources Inventory and evidence of all required environmental permits at the time of site plan submittal. In addition, as with the miniature golf course that was previously approved for this site, staff has proposed conditions of approval requiring a thirty-foot (30') building setback from the edge of pavement of Sports Way and a twenty-foot (20') landscape yard along that frontage. No part of the property lies within either the Watershed Management and Planning (WMP) area overlay district or any Chesapeake Bay Preservation Area.

RECOMMENDATION

The subject property is encumbered by numerous physical constraints – power transmission lines, wetlands, and a drainage ditch – that make it challenging to develop. These constraints particularly limit the ability to develop the front of the property, forcing development to the rear portion and reducing the visibility from Route 17 that businesses along this major commercial corridor covet. These factors, combined with the lack of direct access to Route 17, limit the range of feasible uses for this property. Given the various constraints and obstacles, staff believes the applicant has proposed a plan for the property that will allow it to be developed successfully in a manner that is compatible with the surrounding area and consistent with the Comprehensive Plan. Therefore, based on the considerations and conclusions as noted, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions set forth in proposed Resolution No. PC14-6.

TCC

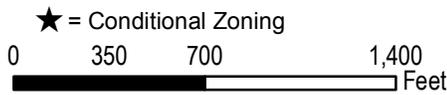
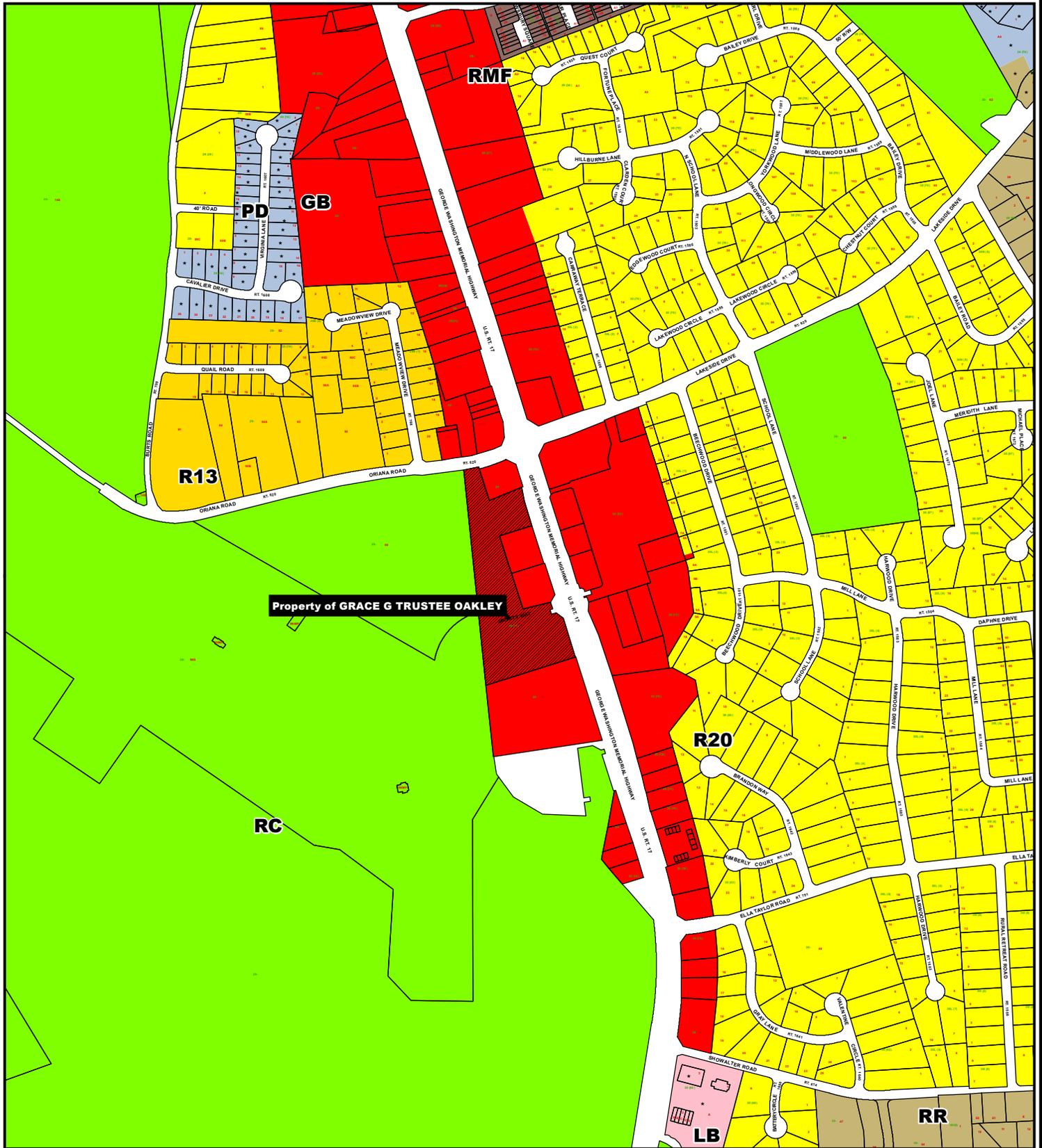
Attachments:

- Zoning Map
- Narrative
- Sketch Plan
- Floor Plan
- Building Elevations
- Traffic Data
- Proposed Resolution No. PC14-6

APPLICANT
Mathew Blanchard dba M & D Properties LLC
Car wash
4301 GEO WASH MEM HWY

ZONING MAP

APPLICATION NUMBER: UP-841-14



SOURCE: YORK COUNTY GIS PARCEL DATA and ZONING COVERAGE

THIS IS NOT A LEGAL PLAT. This map should be used for information purposes only. It is not suitable for detailed site planning.

Printed on January 06, 2014

Special Use Permit Application

Statement of Justification

Project Identifier: MEGA – George Washington Memorial Highway
Applicant: M & D Mega Properties, LLC d/b/a MEGA Auto Spa
Current Property Owner: Grace G. Oakley, Trustee
Future Intended Use: Vehicle Wash Facility
York County Parcel ID #: TBD (once Development Plan is approved)
Street Address: 4301 George Washington Memorial Highway, York County, VA
Zoning Classification: GB – General Business
Subdivision Reference #: 201200017

Background

The Applicant, M & D Mega Properties, LLC d/b/a MEGA Auto Spa seeks a Special Use Permit as required within Section 24.1-306 of the York County Code. This Application for a Special Use Permit is consistent with the York County Comprehensive Plan – “Charting the Course to 2035” as adopted September 3, 2013 and, more specifically, the Highway 17 – George Washington Memorial Highway Corridor subsection to the 2035 Land Use Plan. The subject parcel does not fall within the Chesapeake Bay preservation area as confirmed by Anna Drake within the York County Planning Department and the Wetlands Board.

The proposed facility will consist of a newly constructed, self-contained +/- 12,200 square foot freestanding, state-of-the-art vehicle wash facility. The facility will include this primary structure, one self-serve remote pay station canopy as well as a dumpster enclosure to house the trash receptacles and vacuum equipment. The dumpster enclosure will provide screening on all 4 sides with block/brick on three sides and an operable metal gate on the fourth. Contents within the enclosure will not be visible from the outside.

The subject property consists of approximately 2.7440 developable acres. Included within this 2.744 acre site are 1.1104 acres of designated wetlands as well as a 0.5333 acre Virginia Dominion Power easement including three high-voltage transmission lines. Currently, the Applicant plans to mitigate approximately 40% to 50% of the wetlands through a mitigation bank although these percentages are subject to change pending regulatory approval and/or Applicant modifications to the proposed site plan.

The property is bordered on four sides as follows: NORTH - Sports Way is immediately adjacent to the site, then a GB zoning containing a Wendy’s Restaurant is located on the opposite side of the street; EAST - George Washington Memorial Highway (State Highway 17) abuts the site with a property with GB Zoning containing a retail strip center on the other side of the Highway; SOUTH - GB zoning containing a trailer park; WEST - RC zoning containing Sports Fields and Recreational Facilities.

Proposed access to the facility is currently shown via Sports Way although the Applicant reserves the right to apply for future access from/to Highway 17.

The property is currently owned by the Grace G. Oakley Trust and is a greenfield. M & D Mega Properties, LLC is currently under contract with the Oakley Trust to purchase the site. The current owner has been informed as to the Applicant’s intended use and is in support of this Application and the resulting Special Use Permit.

Business Operations and Site Evaluation

The Applicant, M & D Mega Properties, LLC owns one other MEGA Auto Spa vehicle wash facility located at 5117 John Tyler Hwy in Williamsburg, VA. The proposed George Washington Memorial Highway facility will be substantially similar to the Williamsburg operations both in terms of exterior architecture & finishes as well as the existing footprint of the building. The enterprise includes a “conveyorized” wash process primarily consisting of a 120’ fully automatic wash tunnel. MEGA’s business model is classified within the vehicle washing industry as a “flex-serve” operation which offers the customer the choice of vacuuming, drying and detailing the vehicle themselves at one of the +/- 22 vehicle finishing stalls that will be

conveniently located on site, or to have the company's trained service professionals provide these same services within the covered detail bays within the facility at a nominal additional fee.

The objective of the initiative is to bring this much-needed service to this section of the George Washington Memorial/Highway 17 corridor. Several other options were reviewed and considered prior to selecting this site:

1. 204 & 208 Hampton Highway – Odd shaped lot that did not meet MEGA's circulation requirements in terms of access points, way finding, stacking depths, turning radii, etc. Lacked adequate car count to support MEGA's business model. Access to the site was restricted to single direction as site was in the center of the block.
2. 0.75 acre pad site in front of Kmart on Victory Boulevard. Lot was too small to meet MEGA's operational requirements. Traffic count was at the low end of the spectrum to support MEGA's business model.
3. 2.8 acre parcel at the corner of Victory Boulevard and Highway 17. Lot was larger than MEGA needed yet smaller than MEGA could subdivide. Land cost would not support MEGA's business model as a stand-alone enterprise. Site was heavily wooded and York County's "greenbelt" requirement made visibility from Highway 17 virtually impossible.

Zoning Ordinance Analysis

The adopted York County 2035 Comprehensive Land Use Plan designates the subject parcel as "GB – General Business". The Applicant seeks a Special Use Permit, pursuant to Section 24.1-306 as stipulated within Category 12-1 of the York County code which designates Car Wash facilities within the GB classification as a non-conforming use.

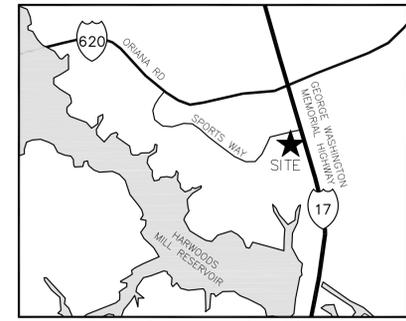
The proposed development will be in compliance with Section 20.5-117 – Traffic Impact Analysis of the York County Code as the enterprise will not generate more than 100 car trips during any "peak hour" and it certainly won't generate even close to 1,000 car trips/day in totality. The proposed facility will have no impact on air quality, water quality, light pollution, noise pollution and/or traffic congestion either within the site or on Sports Way.

The proposed facility will be in compliance with Section 24.1.4-478 of the York County Code as the facility will collect, contain and treat virtually 100% of it's wash water. In addition, the site will be designed to include lot lighting that is less than 25' in height.

Conclusion

The Applicant respectfully submits that the Special Use Permit should be approved as it is in conformance with the York County, VA 2035 Comprehensive Land Use Plan. In addition, this Application meets all of the standards in the York County Zoning Ordinance/Code for which the Applicant is seeking approval as outlined above.

ZONED: RC
#1108 ORIANA ROAD

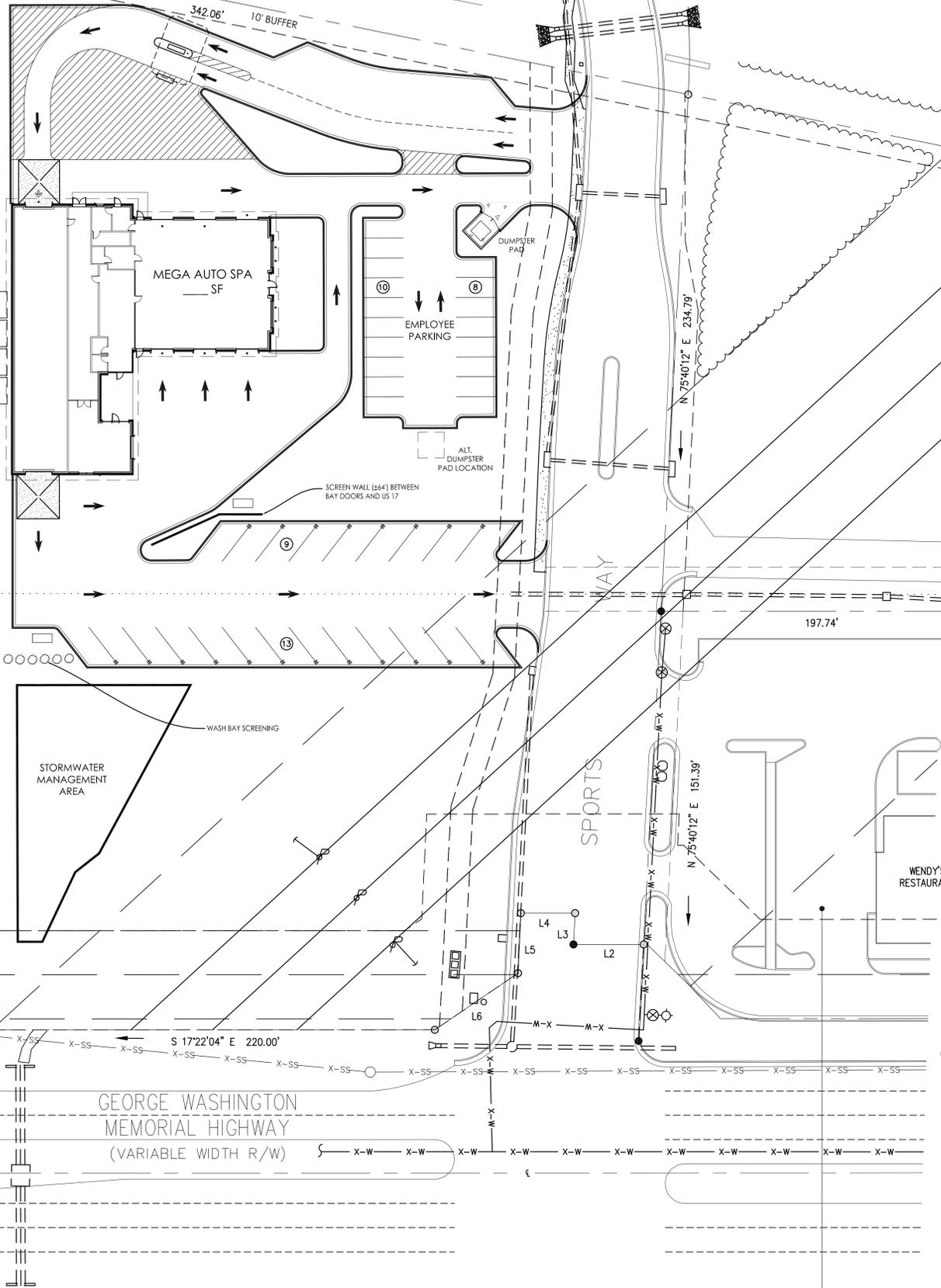


VICINITY MAP (N.T.S.)

SITE ANALYSIS	
GPIN NUMBER	S05B-2656-2960
PHYSICAL ADDRESS	-
ZONING	GB
FRONT SETBACK	45'
SIDE SETBACK	10'
REAR SETBACK	10'
ACREAGE	±4.02 AC.
SETBACKS	NA
PROPOSED BUILDING	±8,480 SF

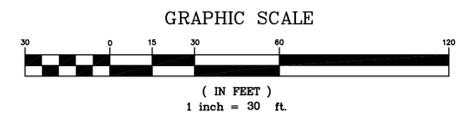
N. OR F.
UNIVERSAL OF YORK
D.B. 367, PG. 136
TAX MAP NO. 29-00-00-098
G.P.I.N.: S05d-2829-2326
ZONED: GB
#4225 GEORGE WASHINGTON MEM. HWY.

S 72°29'49" W 482.46'



N. OR F.
C.N.L. APF PARTNERS, LP

**SURVEY INFORMATION
COMPILED FROM:**
INFORMATION SCALED FROM PREVIOUS
FIELD SURVEY



REVISION					
NO.	DATE	NO.	DATE	NO.	DATE
1					

ENGINEER SEAL

CORPORATE SEAL

CCAD ENGINEERING
803 Roper Creek Drive
Greenville, SC 29615
P: (864) 250-9999 F: (864) 286-3056

Project: Mega Auto Spa
Yorktown
York County, Virginia

SHEET TITLE
Circulation Plan
Option E5

DATE: 02/03/14
SCALE: 1" = 30'
DRAWN: JGR
CHECKED: JGR
PROJECT NO.: C13071

THE INFORMATION ON THIS SHEET IS REPRESENTATIVE OF THE SURVEY AND DESIGN WORK PROVIDED TO THE CLIENT BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED TO ANY OTHER PARTIES FOR ANY USE. THE ENGINEER ASSUMES NO LIABILITY FOR THE INFORMATION OR DESIGN OF ANY OTHER PARTY. THE ENGINEER'S LIABILITY IS LIMITED TO THE INFORMATION AND DESIGN PROVIDED TO THE CLIENT AND IT IS THE RESPONSIBILITY OF THE CLIENT TO PROTECT PERSONAL PROPERTY.

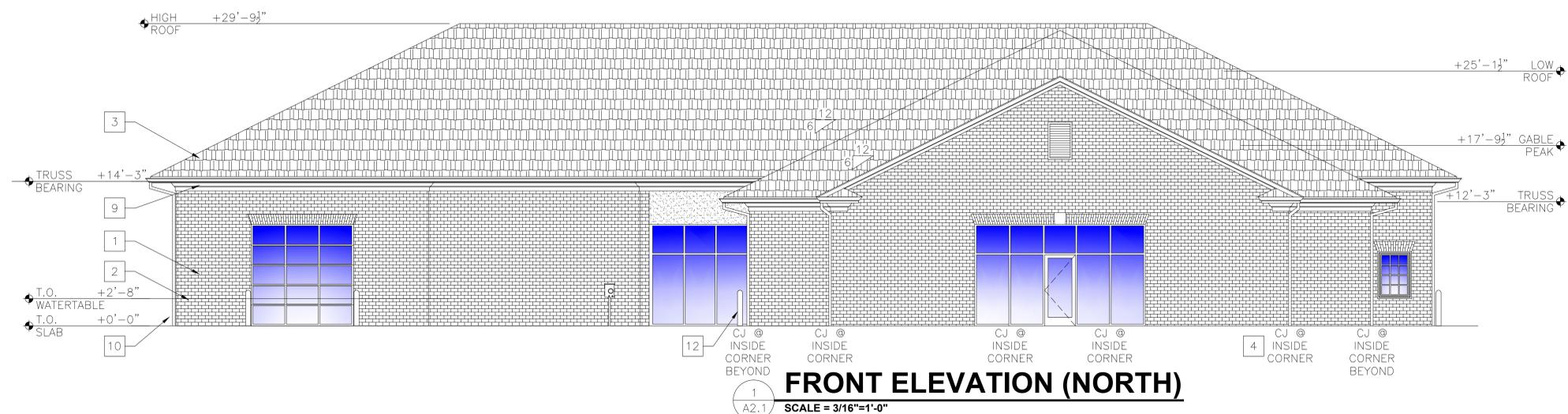
SHEET NO. - / - DWG. NO.: C13071.dwg

CV-1



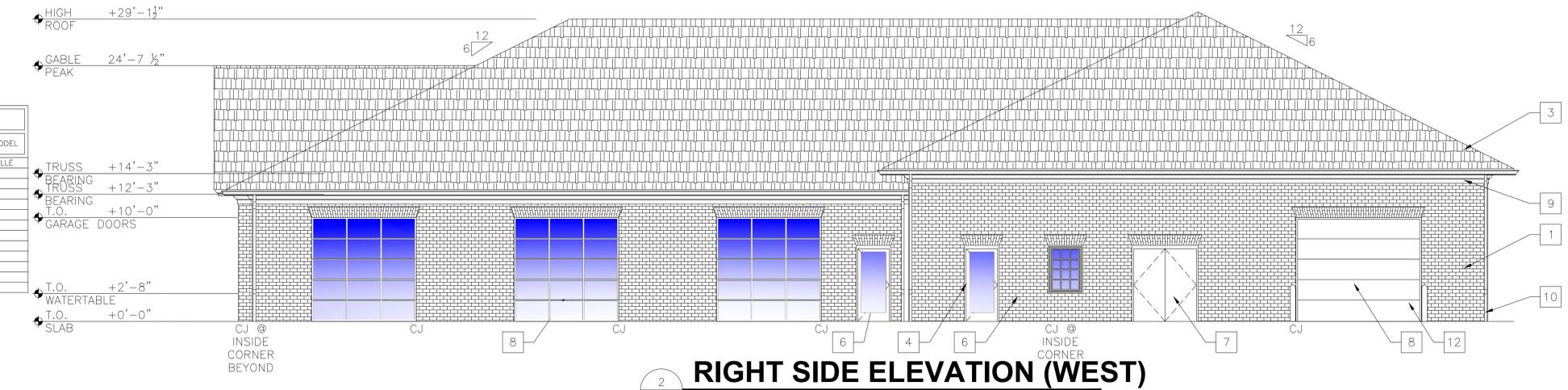
O: 404.378.9728
 F: 404.378.9728
 324 Eastland Drive, Decatur, GA 30030
 www.treylocos.com

William H. Lowndes
 P.E.
 Consulting Structural Engineer



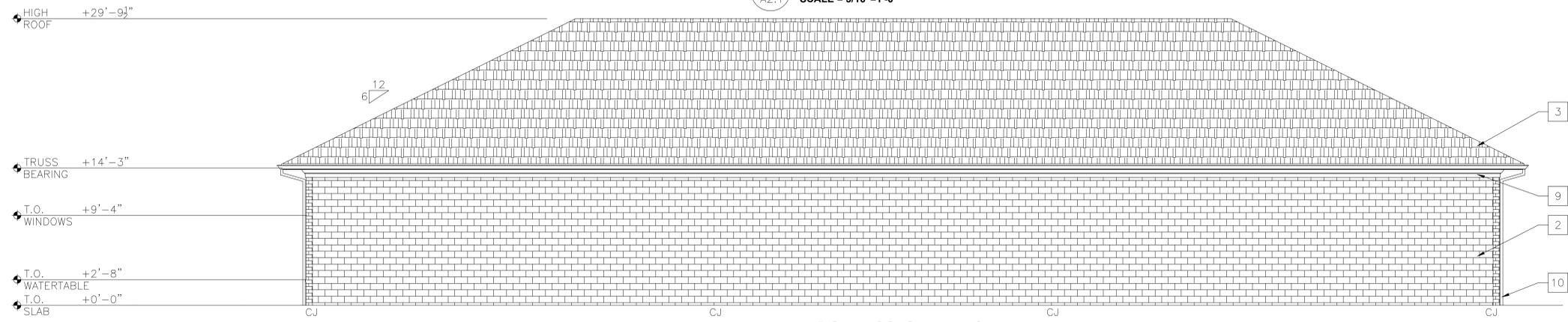
FRONT ELEVATION (NORTH)

SCALE = 3/16"=1'-0"



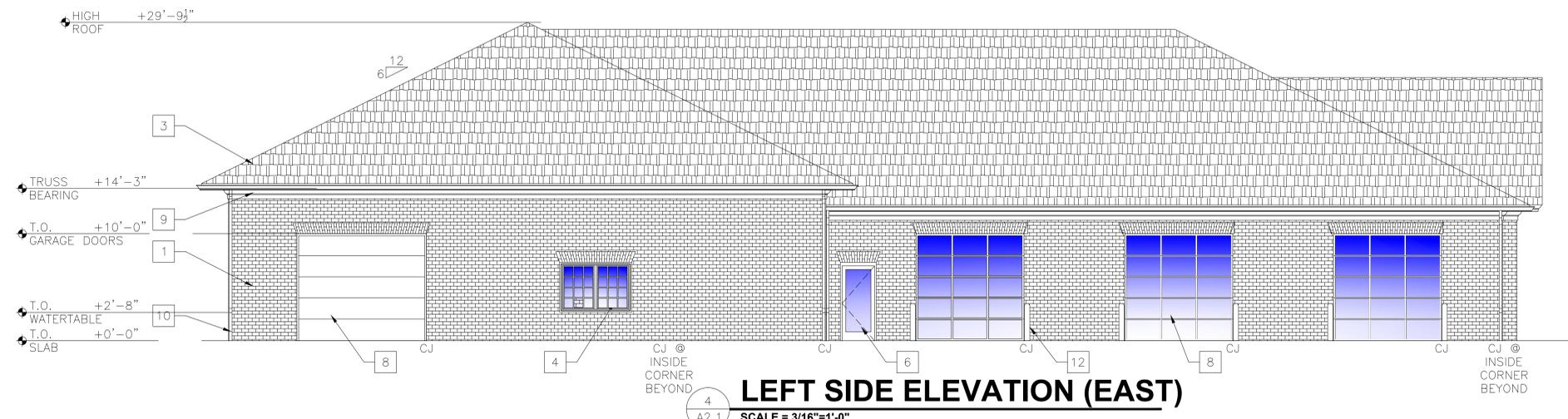
RIGHT SIDE ELEVATION (WEST)

SCALE = 3/16"=1'-0"



REAR ELEVATION (SOUTH)

SCALE = 3/16"=1'-0"



LEFT SIDE ELEVATION (EAST)

SCALE = 3/16"=1'-0"

#	MATERIAL	MATERIAL COLOR / FINISH	MFR. / MODEL
1	BRICK VENEER - MODULAR SIZE	GUNSTON 4-479	LAWRENCEVILLE FLAMINGO
2	BRICK MORTAR	-	-
3	PAINTED CMU	-	-
4	ASPHALT SHINGLES	TO MATCH ADJACENT BLDG	-
5	FIXED WINDOW	WHITE	-
6	STOREFRONT WINDOW	WHITE	-
7	STOREFRONT DOOR	WHITE	-
8	STEEL ENTRY DOOR	PAINT TO MATCH BRICK	-
9	OVERHEAD DOOR	ALUMINUM/GLASS, WHITE	-
10	TRIM/FASCIAS/FRIEZE BOARDS	PVC, PAINT WHITE	-
11	GUTTERS/DOWNSPOUTS	WHITE	-
12	PRE-FINISHED ALUM. VENT W/ INSECT SCREEN	WHITE	-
13	CONC. FILLED STEEL BOLLARD	WHITE	-

NOTES:
 1. PAINT ALL UNSCREENED UTILITIES TO MATCH SURROUNDING MATERIALS.
 2. SEALANTS TO MATCH ADJACENT MATERIAL COLOR.

M.E.G.A. Auto Spa Car Wash
 Yorktown, Virginia

SEALS 1.31.14

DATE	REVISIONS	NO.
DESIGN DEVELOPMENT		
Title: ELEVATIONS & NOTES		
Scale: 3/16" = 1'-0"		
Drawing No. A2.1 of:		
Issue Date 1.31.14		

filename

John Tyler Highway / Route 199

Year	Traffic Count	Average Cars/Day	CPD to Traffic Ratio	Trips end	
				24-Hr	Peak Hr
1	35,000	85	0.0024	211	29
2	35,000	133	0.0038	330	46
3	35,000	166	0.0047	412	57
4	35,000	175	0.0050	434	61

4301 George Washington Memorial Highway

Year	Traffic Count	Average Cars/Day	CPD to Traffic Ratio	Trips end	
				24-Hr	Peak Hr
1	50,000	121	0.0024	301	42
2	50,000	190	0.0038	471	66
3	50,000	237	0.0047	588	82
4	50,000	250	0.0050	620	86

Industry average Car per day to Traffic ratio equal .005
 CPD : Cars per Day

PLANNING
 YORK COUNTY

JAN 6 2014

Planning Office

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 _____, 2014:

Present

Vote

Mark B. Suiter, Chair
Melissa S. Magowan, Vice Chair
Glenn A. Brazelton
Timothy D. McCulloch
Todd H. Mathes
Richard M. Myer, Jr.

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT AUTHORIZING THE ESTABLISHMENT OF A CAR WASH FACILITY AT 4301 GEORGE WASHINGTON MEMORIAL HIGHWAY (ROUTE 17)

WHEREAS, Matthew J. Blanchard, d/b/a MEGA Auto Spa, has submitted Application No. UP-841-14 requesting 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 an approximately 3.4-acre portion of a 7.0-acre parcel of land located at 4301 George Washington Memorial Highway (Route 17) and further identified as Assessor’s Parcel No. 29-17-A (GPIN S05b-2656-2960); and

WHEREAS, said application has been forwarded 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 ____ day of _____, 2014, that Application No. UP-841-14 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, to authorize the establishment of a car wash facility on an approximately 3.4-acre portion of a 7.0-acre parcel of land located at 4301 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 29-17-A (GPIN S05b-2656-2960), subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a car wash facility on an approximately 3.4-acre portion of a 7.0-acre parcel of land located at 4301 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 29-17-A (GPIN S05b-2656-2960).
2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of construction or land disturbing activities on the subject property. Said site plan shall be in substantial conformance with the sketch plan titled "Mega Auto Spa Yorktown," prepared by CCAD Engineering and dated February 3, 2014, except as modified herein.
3. Construction and operation of the car wash shall be in accordance with the provisions set forth in Sections 24.1-475, *Standards for all motor vehicle and transportation related uses*, and 24.1-478, *Standards for car washes*, of the Zoning Ordinance.
4. The car wash shall be limited to a single free-standing identification sign along Route 17. Said sign shall be a ground-mounted monument-type sign with a maximum area of 64 square feet and a maximum height of ten feet (10').
5. Vehicle bays shall be screened from direct view from public streets and adjacent development by architectural elements and/or decorative fencing and/or a combination of evergreen landscaping and earthforms.
6. Architectural design of the car wash building shall be in substantial conformance with the elevations prepared by William H. Lowndes, P.E. and dated January 31, 2014, a copy of which shall be kept on file in the office of the York County Planning Division.
7. Opaque privacy fencing shall be installed parallel to the southern property boundary to screen views of the car wash facility from the adjacent mobile home park property. Said fencing shall be between six feet (6') and eight feet (8') in height.
8. No structure except privacy fences shall be permitted within ten feet (10') of the southern and western side property lines, within forty-five feet (45') of the front

property line, or within thirty feet (30') of the southern edge of pavement for the private drive known as Sports Way. A landscape yard with a minimum width of twenty feet (20') shall be provided along the southern edge of Sports Way.

9. Prior to the approval of a site plan for this development, the developer shall submit a Natural Resources Inventory of the property prepared in accordance with Section 23.2-6 of the York County Code and evidence of all necessary environmental permits.
10. Any proposed disturbance of wetlands on the property shall require a permit from the U.S. Army Corps of Engineers and/or Virginia Department of Environmental Quality.
11. 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.