

<b>(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?</b>	
<b>Applicant:</b>	Yes
<b>Staff:</b>	Yes, C-H zoning is allowable in the Community Activity Center (CAC) character area.
<b>(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?</b>	
<b>Applicant:</b>	We are just trying to zone this lot consistent with the lot we will be combining it with. This sits in a commercial/retail corridor.
<b>Staff:</b>	All of the redevelopment trends in the area have been for either commercial or high-density residential development
<b>(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?</b>	
<b>Applicant:</b>	There are only a few trees on the property now. We of course will be adding more trees and landscaping to the site. We will not affect the quality of air or the groundwater in a negative way.
<b>Staff:</b>	No adverse impacts.
<b>(8) Will the proposed change constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public ?</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	The proposed rezoning would not be considered a grant of special privilege

**Supplemental Standards of the LDR Applicable to the Proposed Use**

**LDR Section 218-13 Supplemental Use Standards**

**(J) Car Washes**

- (1) Car washes shall utilize a low-volume water recycling system which provides for an average of at least 80% recycled water per wash.
- (2) Paved stacking lanes with the capacity for up to five vehicles shall be provided for vehicles waiting to use automatic car wash facilities and two vehicles per bay for self-service car washes.
- (3) No storage or repair of vehicles shall be allowed within the car washing facility.
- (4) The use shall provide a safe access to the street. Access shall only be through defined driveway locations.
- (5) Mobile car washes shall meet the following criteria:
  - (a) The mobile car/vehicle wash business must catch all water coming off the vehicle if such vehicle is washed on any impervious surface.
  - (b) A single vehicle may be washed on a non-paved or pervious surface provided there is a good stand of live grass and the grass is able to absorb the water into the ground without any water run-off.

**Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.*

**Engineering:** No zoning-related comments.

**Building Plan Review:** No comments or concerns

**Fire::** No comments

**Police:** No issues from the PD