

<i>Applicant:</i>	See attached site plan and Letter of Intent.
<i>Staff:</i>	Yes. The proposed site plan does show convenient vehicular access to Baytree via Miramar Street. A walkway connection will need to be made from the business entrance to the existing sidewalk system along Baytree.
(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
<i>Applicant:</i>	Existing public facilities and services are adequate.
<i>Staff:</i>	Yes. These public facilities are adequate to support the proposed use.
(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.	
<i>Applicant:</i>	No. See attached information regarding noise reduction of the fans.
<i>Staff:</i>	Yes. Car wash facilities are oftentimes one of the noisiest of regular commercial uses. This is usually not an issue when located within a large commercial area, but it could be seen as detrimental to abutting residential development.
(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
<i>Applicant:</i>	No. Proposed hours of operation = 8:00am – 8:00pm.
<i>Staff:</i>	Yes, by the manner of operation (elevated noise levels). However, the applicant's proposed hours of operation are reasonable.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
<i>Applicant:</i>	No wetlands or floodplains are in this area
<i>Staff:</i>	No adverse impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

Section 218-13 (J) Car Washes (supplemental standards)

- (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.

Section 210-4 Baytree-University Corridor Overlay District

- (A) Purpose. The purposes of the Baytree-University Corridor Overlay District are to:
- (1) Promote the general health, safety, and welfare of the community.
 - (2) Implement the Greater Lowndes 2030 Comprehensive Plan.
 - (3) Establish an appropriate architectural scale with harmonious design standards that distinguish between types of character areas along the corridor.
 - (4) Promote development patterns that encourage walking, biking and use of public transportation.
 - (5) Create an attractive streetscape that is aesthetically appealing and environmentally responsible.
 - (6) Provide for appropriate infill development and land use transitions between commercial corridors, university-based activities, and adjacent residential neighborhoods.