



STAFF REPORT

CAROLINE COUNTY PLANNING COMMISSION

APRIL 22, 2021 REGULAR MEETING

CASE NAME/NUMBER: TXT-04-2021; TXT-05-2021; TXT-06-2021 - CARWASH

REQUEST:

STAFF IS BRINGING FORWARD FOR PUBLIC HEARING THREE TEXT AMENDMENTS THAT MODIFY THE DEFINITION OF CARWASH, ESTABLISH CARWASH AS A PERMITTED USE IN THE B-1 ZONING DISTRICT AND CREATE DEVELOPMENT STANDARDS.

DISCUSSION

STAFF IS PRESENTING FOR PUBLIC HEARING THREE TEXT AMENDMENTS RELATED TO AN AUTOMATIC CARWASH.

TXT-04-2021 REPEALS THE EXISTING DEFINITION AND REPLACES IT WITH A NEW DEFINITION THAT ESTABLISHED A MAXIMUM GROSS WEIGHT FOR VEHICLES USING THE FACILITY. TXT-05-2021 ADDS CAR WASH AS A BY-RIGHT USE IN THE B-1 BUSINESS ZONING DISTRICT AND TXT-06-2021 CREATES DEVELOPMENT STANDARDS FOR A CAR WASH.

THE AMENDMENTS ARE AS FOLLOWS:

TXT-04-2021 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF CAROLINE COUNTY BY AMENDING ARTICLE II, DEFINITIONS, TO REPEAL AND REPLACE THE DEFINITION OF "CAR WASH". THE PURPOSE OF THIS AMENDMENT IS TO QUALIFY THAT A CAR WASH IS INTENDED TO PROVIDE SERVICES TO MOTOR VEHICLES WITH A MAXIMUM REGISTERED GROSS WEIGHT OF LESS THAN 7,500 LBS.

EXISTING DEFINITION TO BE REPEALED:

CAR WASH: A STRUCTURE, OR PORTION THEREOF, CONTAINING FACILITIES FOR WASHING MOTOR VEHICLES, USING PRODUCTION-LINE, AUTOMATED OR SEMI-AUTOMATED METHODS FOR WASHING, WHETHER OR NOT EMPLOYING A CHAIN CONVEYOR, BLOWER, STEAM-CLEANING OR SIMILAR MECHANICAL DEVICES.

PROPOSED DEFINITION

CAR WASH, MINOR: A STRUCTURE OR PORTION THEREOF, CONTAINING FACILITIES FOR WASHING MOTOR VEHICLES WITH A REGISTERED GROSS WEIGHT LESS THAN 7,500 LBS. USING PRODUCTION-LINE, AUTOMATED OR SEMI-AUTOMATED METHODS FOR WASHING.

TXT-05-2021 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF CAROLINE COUNTY BY AMENDING ARTICLE IX, B-1 BUSINESS, SECTION 2, USES PERMITTED BY RIGHT, TO ADD PARAGRAPH 33 "CAR WASH" AS A PERMITTED USE IN THE B-1 ZONING DISTRICT.

TXT-06-2021 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF CAROLINE COUNTY BY AMENDING ARTICLE XV (SUPPLEMENTAL REGULATIONS), SECTION 8 (DEVELOPMENT STANDARDS), TO ADD PARAGRAPH X. THE PURPOSE OF THIS AMENDMENT IS TO ESTABLISH DEVELOPMENT STANDARDS FOR A CAR WASH AS FOLLOWS:

X. DEVELOPMENT STANDARDS FOR A CARWASH

1. QUEUING FOR CAR WASH BAYS SHALL NOT IMPEDE SITE INGRESS/EGRESS OR SITE MOBILITY.
2. AN OIL WATER SEPARATOR SHALL BE INSTALLED IN THE DRAINAGE SYSTEM, WHICH SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND STANDARDS.
3. SITE DESIGN/CONSTRUCTION SHALL ENSURE THAT ANY WATER RUNOFF FROM THE FACILITY DOES NOT IMPACT ENTRANCES/EXITS OR ABUTTING ROADS WITH PONDING/ICING.
4. ALL PARKING SHALL BE IN DESIGNATED PARKING SPOTS. NO PARKING SIGNS SHALL BE INSTALLED ELSEWHERE AROUND THE SITE.
5. SOLID WASTE RECEPTACLES SHALL BE PROVIDED AND EMPTIED REGULARLY AS NEEDED.
6. LANDSCAPING/BERMS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY CORRIDOR OVERLAY DISTRICT STANDARDS TO MITIGATE HEADLIGHT IMPACTS TO ROAD TRAFFIC.
7. WHERE A CARWASH IS ACCESSORY TO A COMMERCIAL FUELING FACILITY, IT SHALL BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL USE/STRUCTURE.