



Legislation Details (With Text)

File #: 22-0220 **Version:** 1 **Name:** Wash N Roll Car Wash
Type: Planning Item **Status:** Passed
File created: 6/10/2022 **In control:** Planning Commission
On agenda: 6/16/2022 **Final action:** 6/16/2022
Title: Site Plan - Wash N Roll Car Wash - West Ave
Sponsors: Planning Commission
Indexes:
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Attachments: 1. Site Plan Wash N Roll Car Wash_West Ave_Staff Review_MarkUp

Date	Ver.	Action By	Action	Result
6/16/2022	1	Planning Commission	approved	Pass

Site Plan - Wash N Roll Car Wash - West Ave

SUMMARY: The developer is proposing a Wash N Roll Carwash located along West Ave beside Sherwin Williams and in front of Food City. The main entrance will be from West Ave with a One Way exit only to Food City's parking lot. A TDOT driveway permit will be required for the West Ave entrance. The city will be requiring an easement/agreement with Wash N Roll and Food City prior to the issuance of a building permit or stormwater/land disturbance permit. Water and sewer utilities are available to the site. With the development's proposed grading plan, there is a possibility that a "fill" will be over an existing water line. The city has requested a water line profile be provided to ensure that the maximum depth allowed by City Ordinance, 4.5 ft, will not be exceeded.

STAFF RECOMMENDATIONS: Staff recommends approval of the site plan, with the understanding that the easement/agreement be provided to staff as well as the water line profile with a change in grading plan if necessary to prevent the overflow of our water line.

NECESSARY PLANNING COMMISSION ACTION: Approve Site plan with conditions.