

**RESOLUTION**  
**Granting a Special Use Permit to allow a Car Wash**  
**On Property located at 1113 5<sup>th</sup> Street S.W.**

**WHEREAS** Green Clean Albemarle, LLC (“Applicant”) is the contract purchaser of certain land identified within the City of Charlottesville real estate records as Parcel Identification No. 21B004400 (the “Subject Property”), which has frontage on 5<sup>th</sup> Street SW and Harris Road; and

**WHEREAS** the Subject Property is located within an Entrance Corridor Overlay District and within the Highway Corridor mixed use zoning district, a district in which, according to the Use Matrix set forth within City Code 34-796, use of the property as a car wash may be authorized by City Council by means of a special use permit; and

**WHEREAS** the Project is described in more detail within the application materials submitted in connection with SP22-00007, as required by City Code §34-158 (collectively, the “Application Materials”); and

**WHEREAS** the City Council and the Planning Commission conducted a joint public hearing on October 11, 2022, following public notice given in accordance with applicable law; and

**WHEREAS** the Planning Commission considered and recommended approval of this application at their October 11, 2022 meeting, subject to conditions recommended within the Staff Report, and modified as discussed in the meeting; now, therefore,

**BE IT RESOLVED** by the Council for the City of Charlottesville, Virginia, that a Special Use Permit is hereby granted, to allow the Project as a permissible use of the Subject Property subject to the following conditions:

(1) Pedestrian crosswalk striping will be provided by landowner along with CG-12 detectable warning surfaces to the west of the Subject Property across the entrance road to the Willoughby Square Shopping Center.

(2) Operation of the Car Wash will be limited to Monday-Saturday from 7am -8pm and Sunday from 9am -6pm.

(3) Any noise produced by the car wash’s vacuum producers shall not exceed 55dB(a) at the nearest residential property line. The applicant will work with staff during final site plan review to find solutions that will ensure that this decibel limit will be complied with. Solutions may include, but are not limited to, construction of a small wall or physical barrier to reflect noise back on site, larger shrubs (at planting), relocation of the vacuum producers to an enclosure within the site, reduction in the number of vacuums, and/or installation of low noise vacuums.

(4) Vehicular headlights from cars using the car wash shall not spillover into residential units. The applicant will work with staff during final site plan review to find solutions that will ensure that this condition will be complied with. Solutions may include, but are not limited to, large

evergreen shrubs or plantings, or physical barriers, such as a masonry wall or a fence installed at a height of 36” to 42”.

(5) All outdoor lighting will be full cutoff luminaires.

(6) The landowner will provide additional traffic markings on Harris Road at the direction of the City’s Traffic Engineer.