



DEPARTMENT OF GROWTH MANAGEMENT  
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REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 07/31/2025

Request Type: Site Plan Review (SPR) ☒ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☐ Certificate of Appropriateness (COA) ☐

Project Number: SPR 25-08

Project Name: Big Dan's Car Wash Site Plan

Project Address: TBD

Project Parcel Number: 31-3S-17-06185-000

Owner Name: BDCW Holding, LLC

Owner Address: 205 East 1st Ave, Suite 100, Rome, GA

Owner Contact Information: Telephone Number: 706-506-1754 Email: jay@shaddayco.com

Owner Agent Name: Aubrey Sharp, P.E.

Owner Agent Address: 10752 Deerwood Park Blvd. Suite 100, Jacksonville FL

Owner Agent Contact Information: Telephone: 770-368-1399 Email: asharp@fg-inc.net

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

## Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

**Building Department: Reviewed by:**  **Date:** 8/4/2025


No Comments at this time

**Planning and Zoning: Reviewed by:**  **Date:** 8/25/2025

Need location of monument sign noted on site plan with dimensions from property lines and any ingress/egress. Sign can not be within the site triangle, 10' by 10', of the ingress/egress. We will need the dimensions of all signs noted on the site plan.

**Business License: Reviewed by:**  **Date:** 8/7/2025

No comments at this time.

**Code Enforcement: Reviewed by:**  **Date:** 8/7/2025

No liens, codes or violations on property.

**Permitting: Reviewed by:**  **Date:** 8/7/2025

Plans have been sent for review to Building, Fire, and Utilities.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike L. Brown Jr. 898E039544B74E3... Date: 8/4/2025

Car wash will need a RP backflow device.

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy DBA01EF55A2D4B... Date: 8/8/2025

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown BB570DCE8F2F4B5... Date: 8/11/2025

I have a few questions.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F509BBD125764F8... Date: 8/8/2025

I can not read the plans to blurry when zoomed in. Where is the water coming from? Are they adding a new tap on sister welcome road or our they tying to get into the exciting two they ran for WAWA? I don't think it's a good idea. and sewer taps are

Customer Service: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:**

Signed by:  
*Steve Brown*  
8B5700CE8F2F4B5...

**Date:** 8/11/2025

Please contact me to discuss further

**Fire Department: Reviewed by:**

Signed by:  
*Ref Tompkins*  
77031F7182E05B...

**Date:** 8/4/2025

No Comment at this time.

**Police Department: Reviewed by:**

Signed by:  
*Andy Miles*  
90045F74005543F...

**Date:** 8/11/2025

No concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Suwannee River Water Management: Reviewed by: 

Signed by:

Sara Furson

DP 12F09001/RECANB

 \_\_\_\_\_ Date: 8/5/2025

SRWMD issued a no permit required letter in January of 2025. A copy of the letter is attached to this document.

School Board: Reviewed by: 

Signed by:

Keith Hatcher

DP 0250809F/RECNCE

 \_\_\_\_\_ Date: 8/6/2025

No comments at this time.

County Engineer: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

County Planner: Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_