



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: CIC2023-00011; Enterprise Leasing Company of Georgia, LLC; 176 Scenic Highway

Department: Planning and Development

Date of Meeting: Monday, November 6, 2023

Applicant Request: Approval of Change-in-Conditions to the previously approved Special Use Permit for a Carwash

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Denial**

Summary: The applicant is seeking a Change-in-Conditions to remodel and improve an existing car wash structures condition at 176 Scenic Hwy. Lawrenceville, GA 30046. The property is currently zoned in General Business District and the intended use is staying the same as existing.

Enterprise Rent-A-Car has been operating here since 2001, which is when the original car wash along with the back side of the building was constructed. Since that time, in 2005, an ordinance was adopted by the City of Lawrenceville that required a business who operated car washes as a conditional use to have a Special Use Permit.

Enterprise applied for and was granted a Special Use Permit in 2019 with conditions of construction of an automatic car wash that would be installed inside the remodeled building envelope. During an analysis of the cost for such a project it was determined the burden on the local operators financially was too great. As such, the applicant is seeking a Change-in-Conditions to allow for a different design for the car wash canopy than what was approved by City Council in 2019.

Attachments/Exhibits:

- CIC2023-00011_Report

- CIC2023-00011_P&D Recommended Conditions
- CIC2023-00011_Application
- CIC2023-00011_Letter of Intent
- CIC2023-00011_Survey
- CIC2023-00011_Site Plan
- CIC2023-00011_2019 Approved Canopy Proposal
- CIC2023-00011_New Canopy Proposal
- CIC2023-00011_Map_Aerial Zoomed In
- CIC2023-00011_Map_Aerial Zoomed Out
- CIC2023-00011_Map_Character Areas Zoomed In
- CIC2023-00011_Map_Character Areas Zoomed Out
- CIC2023-00011_Map_DDA Zoomed In
- CIC2023-00011_Map_DDA Zoomed Out
- CIC2023-00011_Map_Zoning Zoomed In
- CIC2023-00011_Map_Zoning Zoomed Out