



LAWRENCEVILLE

Planning & Development

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS_02022026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2025-00120

~~Denial~~Approval of the Special Use Permit to allow a manual Automobile Wash (Carwash) facility in a BG (General Business) zoning district, ~~subject to the following enumerated conditions:~~

~~1. To restrict the Special Use Permit as follows:~~

~~A. The Special Use Permit shall be limited to the conversion and use of the existing carwash structure as a manual automobile wash and detailing facility only, and shall not authorize expansion of the building footprint or the construction of additional carwash structures.~~

~~B. The manual carwash facility shall be limited to a maximum gross floor area of nine hundred (900) square feet, consistent with the existing structure.~~

~~C. The manual carwash shall not include automated wash equipment, outdoor washing activities, or vehicle storage beyond designated service areas.~~

~~D. The manual carwash shall operate independently but shall remain subject to coordination with the existing convenience store and fuel pump operations to prevent conflicts in access, circulation, and parking.~~

~~E. A change of occupancy permit shall be required, and the existing carwash structure shall be renovated as necessary to comply with all current building, fire, and life safety codes, including accessibility requirements.~~

~~F. Hours of operation for the manual carwash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.~~

~~G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot air balloons shall be displayed on the site. Yard and/or bandit signs, sign twirlers or sign walkers shall be prohibited.~~

~~H. Peddlers and/or any parking lot sales shall be prohibited.~~

~~I. Outdoor storage shall be prohibited.~~

~~J. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.~~

~~K. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.~~

~~L. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.~~

~~**2. To satisfy the following site development considerations:**~~

~~A. Prior to issuance of a Building Permit or Certificate of Occupancy, the applicant shall submit a revised site plan for review and approval by the Director of Planning and Development Department demonstrating compliance with the following:~~

~~i. Dedicated parking spaces for the manual carwash operation;~~

~~ii. Clearly defined vehicle circulation patterns for fuel pumps, retail parking, and carwash queuing; and~~

~~iii. Measures to prevent vehicle stacking or queuing onto public rights-of-way.~~

~~iv. Any required subdivision, lot consolidation, or inter-parcel access agreements necessary to support the independent operation of the carwash shall be completed and recorded prior to issuance of a Certificate of Occupancy.~~

~~B. The manual carwash facility shall comply with all applicable local, state, and federal regulations, including stormwater management, wastewater disposal, and environmental standards.~~

~~C. Failure to comply with any condition of this approval shall constitute grounds for revocation of the Special Use Permit following notice and hearing, as provided by the Zoning Ordinance.~~



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DATE: Thursday, February 5, 2026

Mayor David R. Still
Mayor Pro-Tem Victoria Jones

TO: Council Member Bryant Harris
Board Member Bruce Johnson
Board Member Randy Travis

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Environmental Impact Statement – Hand Carwash Operation

CC: Chuck Warbington, City Manager
Barry Mock, Assistant City Manager

As part of the evaluation of the proposed hand carwash operation, staff have considered potential environmental impacts associated with the use and disposal of wash water and related chemicals.

Hand carwash operations generate wastewater that may contain soaps, detergents, degreasers, waxes, oils, grease, sediment, and other automotive-related contaminants. If not responsibly managed, these substances could adversely affect the sanitary sewer system, interfere with downstream wastewater treatment processes, or contribute to water pollution. Because hand carwash activities often rely on manual washing methods, there is an increased potential for inconsistent wastewater handling compared to fully enclosed or automated systems.

To mitigate these potential impacts, the operation must comply with all applicable sanitary sewer use regulations and requirements. This includes review and approval by the Gwinnett County Department of Planning and Development Department, Water & Sewer Plan Review Section and the installation and maintenance of any required pretreatment measures, such as oil/grit separators or other approved best management practices.

Provided that all applicable sewer use regulations, pretreatment requirements, and operational controls are satisfied, potential environmental impacts associated with wastewater discharge can be minimized. Continued compliance and maintenance will be necessary to ensure the long-term protection of public infrastructure and water quality.



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Respectfully,

Todd Hargrave | Director

City of Lawrenceville

Planning and Development Department

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