



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: CITY COUNCIL REGULAR MEETING

AGENDA CATEGORY: NEW BUSINESS PUBLIC HEARING

<b>Item:</b>	CIC2023-00011; Enterprise Leasing Company of Georgia, LLC; 176 Scenic Highway
<b>Department:</b>	Planning and Development
<b>Date of Meeting:</b>	Wednesday, November 15, 2023
<b>Applicant Request:</b>	Approval of Change-in-Conditions to the previously approved Special Use Permit for a Carwash
<b>Presented By:</b>	Todd Hargrave, Director of Planning and Development
<b>Department Recommendation:</b>	<b>Denial</b>
<b>Planning Commission Recommendation:</b>	<b>Recommendation to be provided at the Regular Meeting</b>

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**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