

**EXHIBIT 3: Staff Presentation**  
**ZAAP 23-0309 TIDAL WAVE AUTO SPA - APPEAL**

# Board of Appeals

## Meeting January 9, 2025



# **ZAAP 23-0309**

## **Tidal Wave Auto Spa**

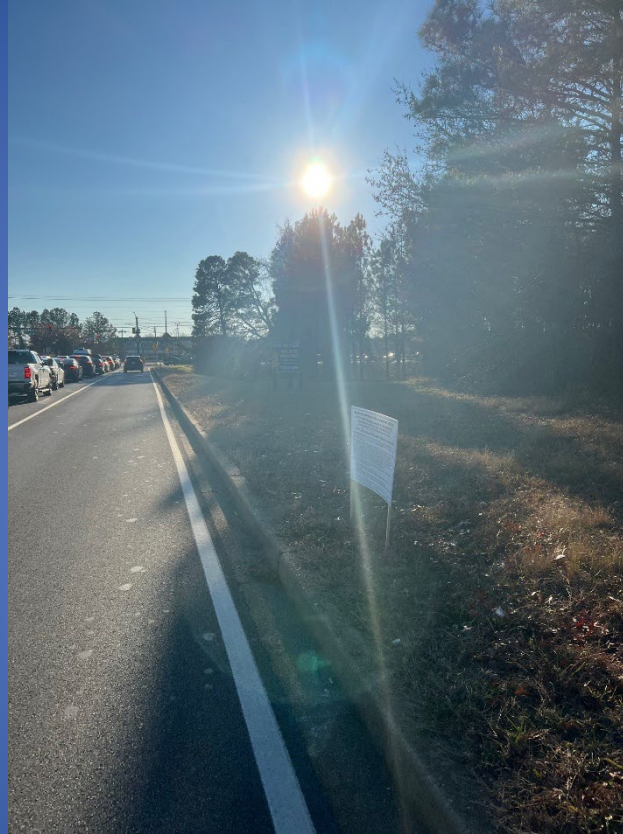
In accordance with the Comprehensive  
Zoning Ordinance:

The Applicant requests to appeal a decision of the Planning Commission. On October 7, 2024, the Planning Commission denied Concept Site Plan approval for a car wash.



# Tidal Wave Auto Spa

- Legal ad was printed in the local newspaper, *Southern Maryland News*, on December 20 & 27, 2024.
- The Applicant posted the property and sent notification to neighbors within 200' before December 25, 2024.





## Tonight's hearing is a request for Concept Site Plan approval.

It is to be heard de novo, which means a fresh start, a new hearing record begins.

Therefore, this staff presentation is a modified version of the presentation that was submitted to the Planning Commission.



# Tidal Wave Auto Spa

## Purpose:

Applicant is seeking approval for 15 vacuum areas  
Carwash and 3,615 Sq. Ft. Tunnel Building and  
367 Sq. Ft. Accessory Building Concept Site Plan.

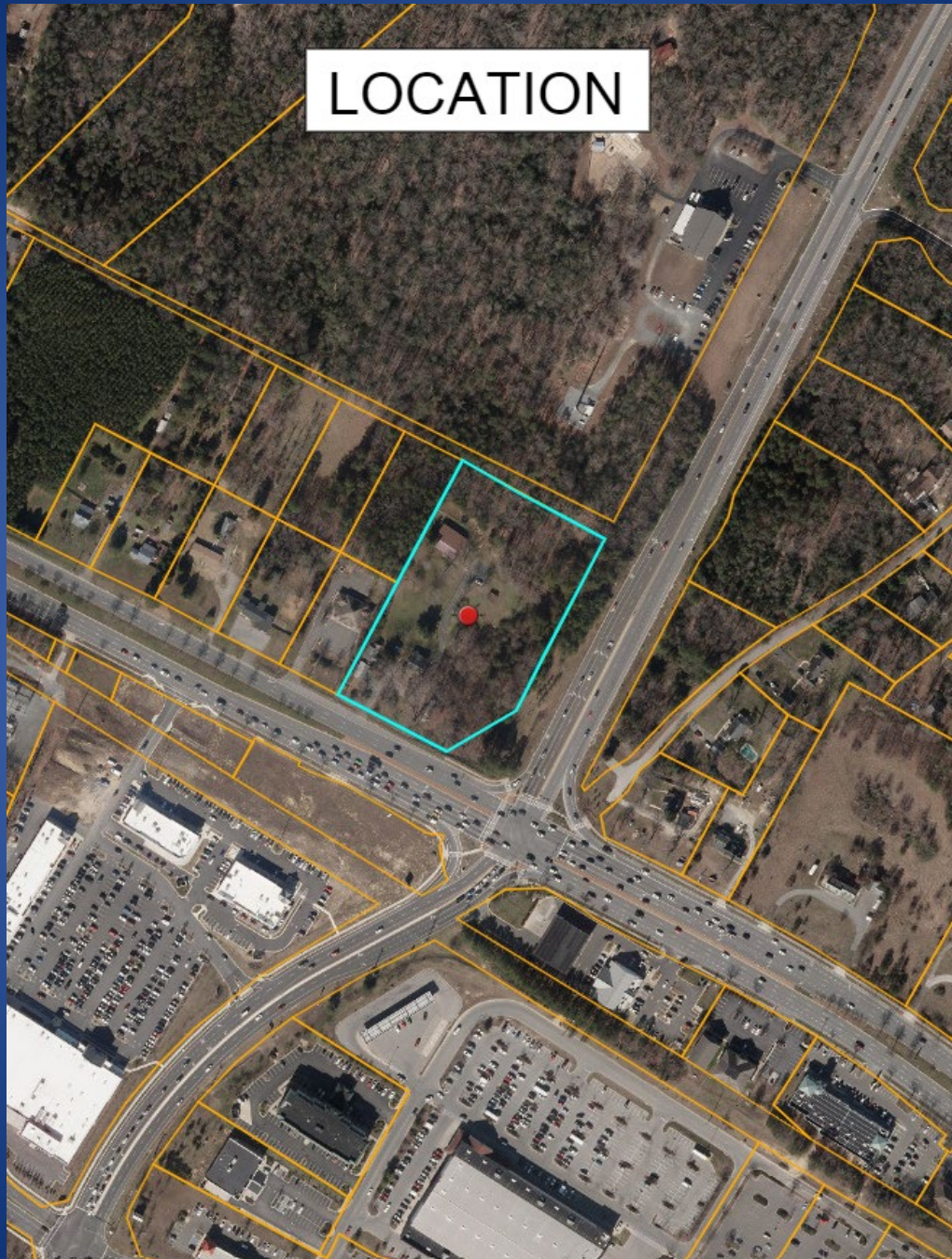


# Tidal Wave Auto Spa

- Location: 23178 Three Notch Road, California, MD 20619
- 8<sup>th</sup> Election District / 4.44 acres
- Tax ID: 014248
- Tax Map 34 / Parcels 47
- Land Use: Mixed-Use Medium Intensity
- Zoning: Medium Intensity Mixed-Use/AE-4 overlay

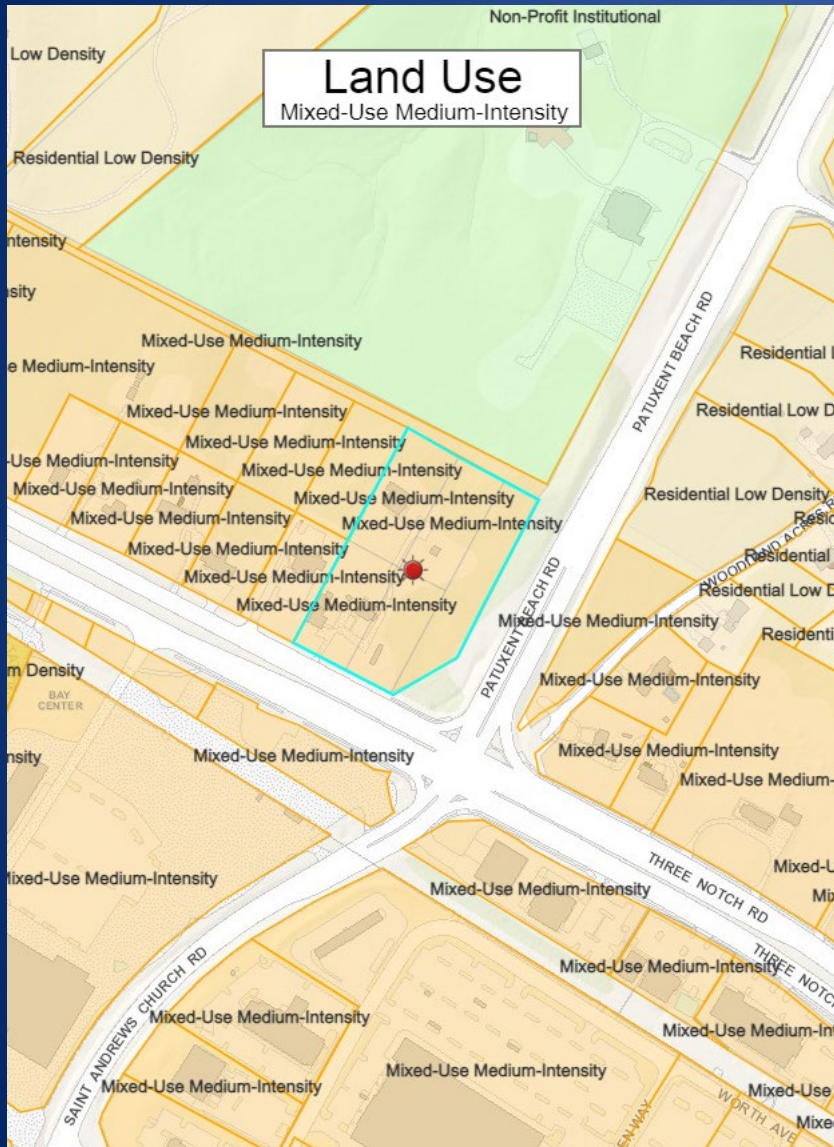


LOCATION





# St. Mary's County Comprehensive Plan



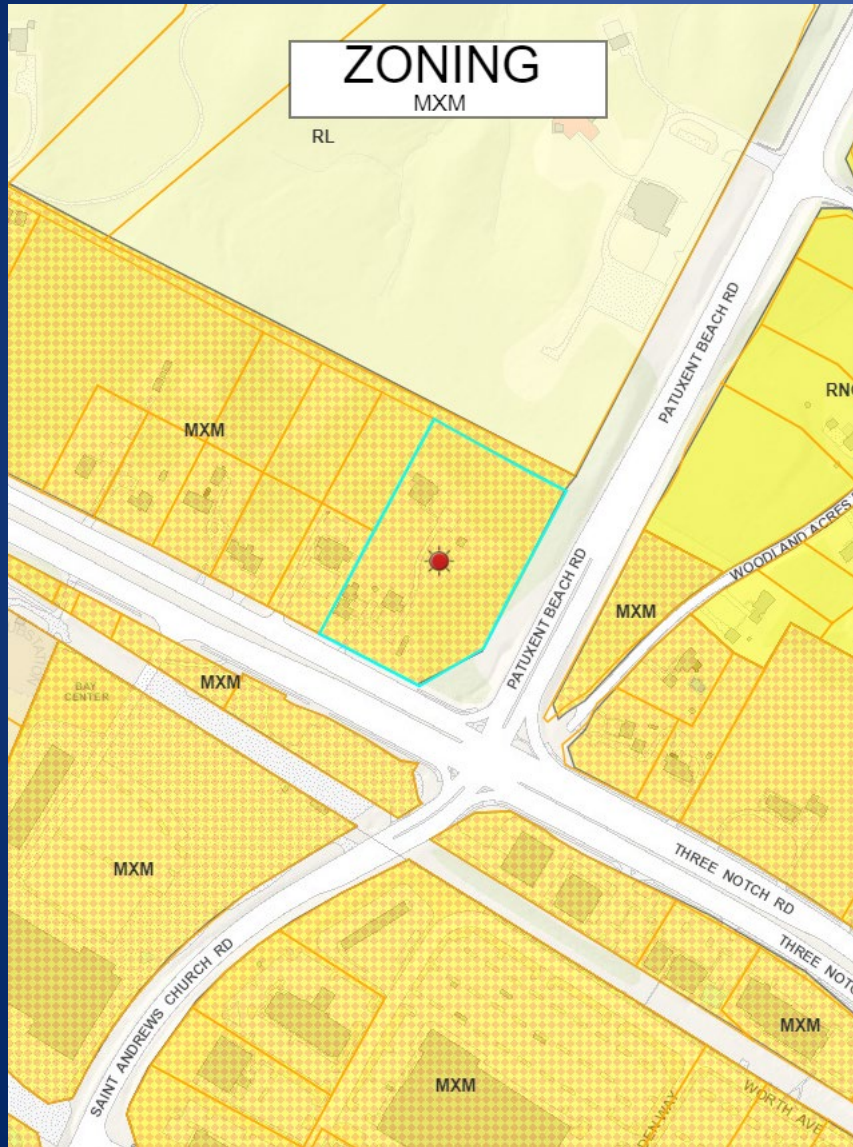
Land Use Plan: Growth Area

Development District: Lexington Park

Land Use: Mixed-Use Medium-Intensity



# St. Mary's County Comprehensive Zoning Ordinance



Zoning District: Medium Intensity  
Mixed-Use (MXM)  
AE-4 Overlay



# Tidal Wave Auto Spa

## Development District:

- Primary growth centers are Lexington Park and Leonardtown
- Intended to be urban in pattern and form
- Designed for intensive residential, commercial and industrial development
- Supported by provision of community facilities and services and amenities



# Tidal Wave Auto Spa

## Purpose of MXM Zone:

To include a broad range of uses adjacent to principal transportation corridors with ample connectivity for vehicles and pedestrians. Standards are intended to accommodate automobile-oriented uses but also to create viable, visually attractive environment.





# Tidal Wave Auto Spa

**Use Type: #62 (Motor Vehicle Maintenance Service, Minor):**

Establishment where:

- vehicle repairs and routine maintenance are made
- oil, tune-up, tire, and brake and muffler shops
- Washing, waxing, or cleaning of automobiles or similar vehicles



# Tidal Wave Auto Spa

## Applicable Regulations:

1. Section 51.3 (Specific Regulations and Standards)
2. Schedule 32.1 (Development Standards)
3. Chapter 63 (Landscaping and Buffer Yards)
4. Chapter 64 (Off-street Parking and Loading)
5. Chapter 71 (Resource Protection Standards)

# Tidal Wave Auto Spa

## CZO § 51.3.62:



Site Plan approval shall be required



# Tidal Wave Auto Spa

## Schedule 32.1 Development Standards:



Maximum footprint of commercial structure by right: 40,000 Sq.Ft. 60,000 Sq.Ft. with TDRs.  
Building area is: 3,615 Sq.Ft.  
No TDRs are required.

Landscaping (min. 20% of site area)

**Variance required**



Useable Open Space (min. 5% of Development Envelope)

# Tidal Wave Auto Spa

## CZO § 63 (Landscaping & Buffer Yards):

Landscaping (min. 20%)

**Variance required**

Parking Lot Landscaping (min. 10% of net parking + 200 sq.ft. per excess parking space)

**Variance required**

Buffer Yards (32.5' half "B" type adjacent to vacant residential lots 20 & 21)

**Variance required**

# Tidal Wave Auto Spa

## CZO § 64 (Off-street parking & loading):



Off-street parking

## CZO § 71 (Resource Protection Standards):

Various resource protection standards required.

Non-tidal wetland located on site.

MDE permit required to disturb the 25' non- tidal wetland buffer and wetlands



# Findings of Planning Commission

CZO § 60.6.4, The Planning Commission shall make findings that the proposed development:



Is consistent with the Comprehensive Plan and applicable functional plans



May be served by Adequate Public Facilities (CZO § 70.2.2)

# Findings of Planning Commission



Will promote health, safety and welfare of the general public



Adequately developed recreational and other community amenities provided per Comp. Plan & CZO



Is consistent with CZO § 62 design objectives