
PROPOSAL:	Conditional Use Application to Permit: Minor Maintenance & Repair (Auto)
PROPERTY LOCATION:	4138 Doby's Bridge Road (TM# 0013-00-015.00).
CURRENT ZONING DISTRICT:	General Business (GB); Carolina Heelsplitter and Highway Corridor Overlay Districts
APPLICANT:	Advanced Engineering Services LLC
COUNCIL DISTRICT:	District #1, Terry Graham
STATUTORY NOTICES:	Signs posted 2/1/2023 at current Gate Station Hearing notice published 3/4/2023 in The Lancaster News Published 3/8/2023 in Carolina Gateway Mailed notices 3/2/2023 Posted agenda in lobby 2/14/2023

OVERVIEW & BACKGROUND:

Site Information

This property is currently the location of the Gate gas station off U.S. 521 and Doby's Bridge Road. At the time that Gate site plan was approved, the County was using an older Unified Development Ordinance that did not require a conditional use process for this use. Even though the proposed car wash falls under the same use category of "VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR" as the existing gas station, this use is required to go through the conditional use process under the currently adopted Unified Development Ordinance (UDO 2.5.3).

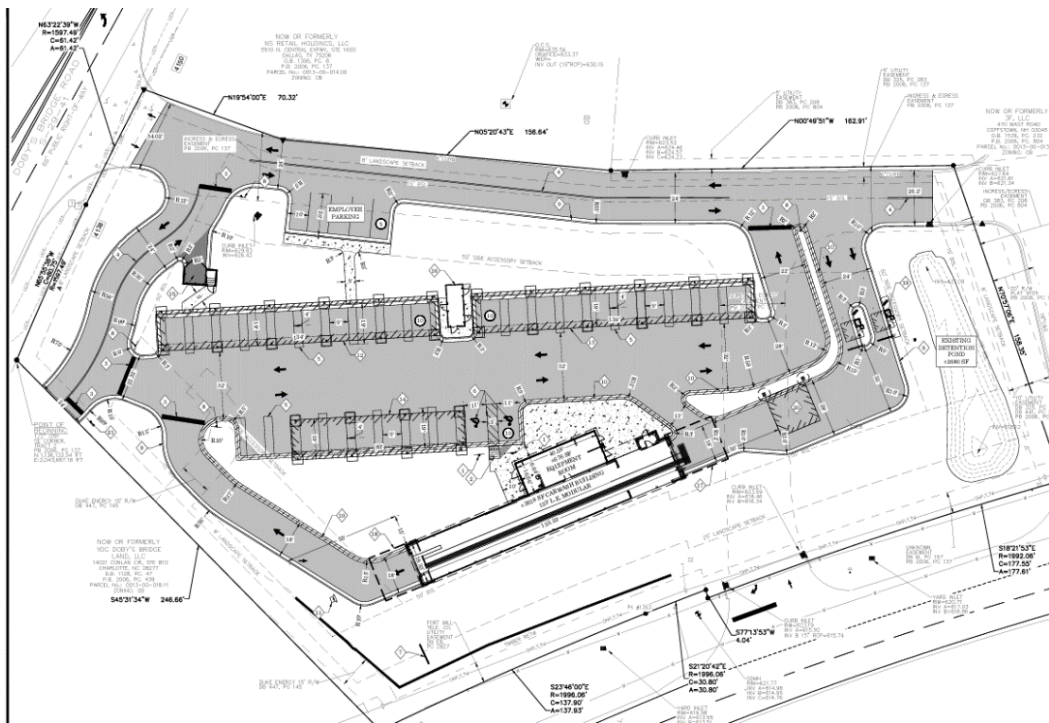
This site would be located roughly half a mile north of the existing Sam's Xpress Car Wash located off Shelly Mullis Road and 4 miles south of another existing Sam's Xpress Car Wash at the North Carolina border. Each of these car washes are of similar design to the proposed site. The site is three quarters of a mile away an existing Autobell car wash location. Staff is also aware of 2 other proposed car wash sites, one located off S.C. 160 and one near Marvin Road on 521 that that have expressed interest in the conditional use process.

The adjacent parcel to the site, TM Number 0013-00-018.11 has also received interest from a developer to construct an oil change facility. TM Number 0013-00-015.00 would serve as the access for any development on TM Number 0013-00-018.11. This project has submitted a sketch plan and has submitted an application for the conditional use process.

Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow an automotive minor maintenance and repair (car wash). The project has been submitted as a sketch plan and received 2 sets of comments. These comments can be found in attachment 4. The plan attached is a direct product of this review. The subject parcel is 2.19 acres in size, is currently occupied by a gas station (Gate) and is zoned General Business

(GB). The project consists of tearing down the existing Gate Station, convenience store, and accessory car wash. The existing tanks from the Gate Station will also be removed from the site. In its place, a drive-thru Tidal Wave Auto Spa with vacuum stalls will be installed on the site. The project proposes to close an entrance from 521, requiring access to come from Doby's Bridge Road or the existing access from 521 on the adjacent TM Number 0013-00-013.00. The project also plans to reduce the total impervious surface area from 72.7% to 52.3%.



Proposed Site Layout

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	General Business (GB)	Doby's Bridge Commons (retail) and Express Oil Change & Tire Engineers
South	Institutional (INS)	Lancaster County Schools
East	General Business (GB)	Cross Creek Shopping Center (Publix)

West	General Business (GB)	Doby's Bridge Professional Office complex
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PHOTOS OF PROJECT AREA:



Facing the Gate Station



Access project proposes to close.



Facing the rear entrance of the Gate Station off Doby's Bridge Road

APPLICABLE UDO PROVISIONS:

5.1.2. - CONDITIONAL USE (CU)

- A.** Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- B.** All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.
- C.** Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.
- D.** Approval procedures for Conditional Use permits are found in Chapter 9, Administration.

5.8.6 VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR [NB, GB, RB, LI, HI, MX, IMX]

- A. Outdoor Vehicle Storage:** All outdoor storage of vehicles awaiting work or pick-up shall be screened by a Type C buffer in accordance with Section 7.1.5. No vehicles or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way.

No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained.

B. Vehicle Bays: Vehicle bays which are not set perpendicular to the street must be screened from direct view by a hedge or other landscaping. Bays facing the street must also incorporate awnings, windows, and/or other articulation/ornamentation sufficient to reduce the impact of the repair bays on the street as determined by the Technical Review Committee (TRC).

C. Noise: No noises resulting from the occasional repair or maintenance of a motor vehicle shall be audible at or beyond the property line between 8 PM and 7 AM the following morning. Intercom/sound systems shall not be audible at or beyond the property line.

D. Repair Work: All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of stormwater management are met.

E. Screening: All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer.

F. Accessory Structure Location: Accessory structures such as self-service vacuum cleaners, air pumps, and other self-service structures must be setback 50 feet from any residential use and 25 feet from any right-of-way.

G. Fueling Islands: Each drive-up fueling facility permitted under this title shall have off-street driveway stacking space that shall not inhibit or impede access to or from any parking space or drive.

H. Lighting

1. Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from offsite.
2. Freestanding lighting fixtures shall not exceed 15 feet in height if the use adjoins an existing residential district or residential lot. All light fixtures shall be cutoff luminaries that block the light source from off-site view.

I. Car Wash Allowed as Accessory Use: A one-bay car wash may be allowed as an accessory use. The car wash shall meet the setbacks for the principal use and not exceed 900 square feet in area. The car wash bay shall not be oriented toward the public right-of-way. Car washes are required to have operational recycled water systems where a minimum of 50 percent of water utilized is recycled.

10.3 VEHICLE SERVICES—MINOR

Facilities for the fueling, cleaning and servicing of automobiles, recreational vehicles, and other personal vehicles as a primary use. Examples include: gas stations; car washes (attended and self-service); car stereo and alarm system installers; detailing services; muffler and radiator shops; tire and battery sales and installation (not including recapping); and quick lube services. Such uses may include structures that are specialized for selling gasoline with storage tanks, often underground or hidden. The sale of vehicle parts, food, and convenience items may be included as an incidental part of such uses.

STAFF RECOMMENDATION:

Staff recommends **approval** of this conditional use application to permit Minor Maintenance and Repair subject to the following condition:

1. Project proposes to close an access point on U.S. 521
2. Project removes a gas station out of the Panhandle
3. Address all other outstanding TRC/Evolve comments at the Preliminary and Civil Submittal Process.

ATTACHMENTS:

1. Conditional Use Application
2. Location Map/ Zoning Map
3. Concept Plan
4. TRC/Evolve Comments
5. Revised Concept Plan

STAFF CONTACT:

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