



Planning Department  
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastersc.org](http://www.mylanastersc.org)

## CONDITIONAL USE APPLICATION

### SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

### GENERAL INFORMATION

Property Address 4138 Dobys Bridge Rd  
City Fort Mill State SC Zip 29707 Tax Parcel ID 0013-0-015.00  
Current Zoning GB Current Use Gas Station  
Total Acres 2.11 Surrounding Property Description \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Proposed Conditional Use GB - Automated Car Wash associated parking and infrastructure  
\_\_\_\_\_  
\_\_\_\_\_

### CONTACT INFORMATION

Applicant Name TWAS Properties  
Address 124 East Thompson Street  
City Thomaston State GA Zip 30286 Phone 706-647-0414  
Fax N/A Email martie@shiconstructiongroup.com  
Property Owner Name Gate Petroleum Company  
Address P O Box 23627  
City Jacksonville State FL Zip 32241 Phone 904-229-9472  
Fax N/A Email BHamilton@gatepetro.com

### APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Applicant

Date

Property Owner(s)

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

### LANCASTER COUNTY OFFICE USE ONLY

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_

Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_

Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

### SCHEDULE/PROCESS

#### 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Conditional Use Application Fee - \$325.00

#### 2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

#### 3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,

## CONDITIONAL USE PLAN CHECKLIST

- \_\_\_\_\_ The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- \_\_\_\_\_ A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- \_\_\_\_\_ Proposed name of the development.
- \_\_\_\_\_ The date of the survey or plan.
- \_\_\_\_\_ All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- \_\_\_\_\_ A graphic scale and numerical scale shall be shown on the plan.
- \_\_\_\_\_ The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- \_\_\_\_\_ Total acreage and boundaries of the development shall be shown on the plan.
- \_\_\_\_\_ All existing and proposed uses of land throughout the tract shall be shown on the plan.
- \_\_\_\_\_ Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.
- \_\_\_\_\_ Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.
- \_\_\_\_\_ Location of adjoining property lines and existing buildings shall be shown on the plan.
- \_\_\_\_\_ The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- \_\_\_\_\_ All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- \_\_\_\_\_ All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- \_\_\_\_\_ All existing street intersections shall be shown on the plan.
- \_\_\_\_\_ Proposed parking areas and traffic circulation shall be shown on the plan.
- \_\_\_\_\_ Exact ratio of impervious surfaces to lot area shall be shown.
- \_\_\_\_\_ At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

owner, and adjacent property owners.

- **Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)**