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<b>PROPOSAL:</b>	Conditional Use Application to Permit: Minor Maintenance & Repair (Auto)
<b>PROPERTY LOCATION:</b>	0.64 acres intersection of Charlotte Highway 521 and Doby's Bridge Road (TM # 0013-00-018.11)
<b>CURRENT ZONING DISTRICT:</b>	General Business (GB); Carolina Heelsplitter and Highway Corridor Overlay Districts
<b>APPLICANT:</b>	YDG Doby's Bridge Land LLC
<b>COUNCIL DISTRICT:</b>	District #1, Terry Graham
<b>STATUTORY NOTICES:</b>	Signs posted 3/31/2023 on Doby's Bridge and Hwy 521 Hearing notice published 4/1/2023 in The Lancaster News Published 4/5/2023 in Carolina Gateway Mailed notices 3/31/2023 Posted agenda in lobby 4/11/2023

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## **OVERVIEW & BACKGROUND:**

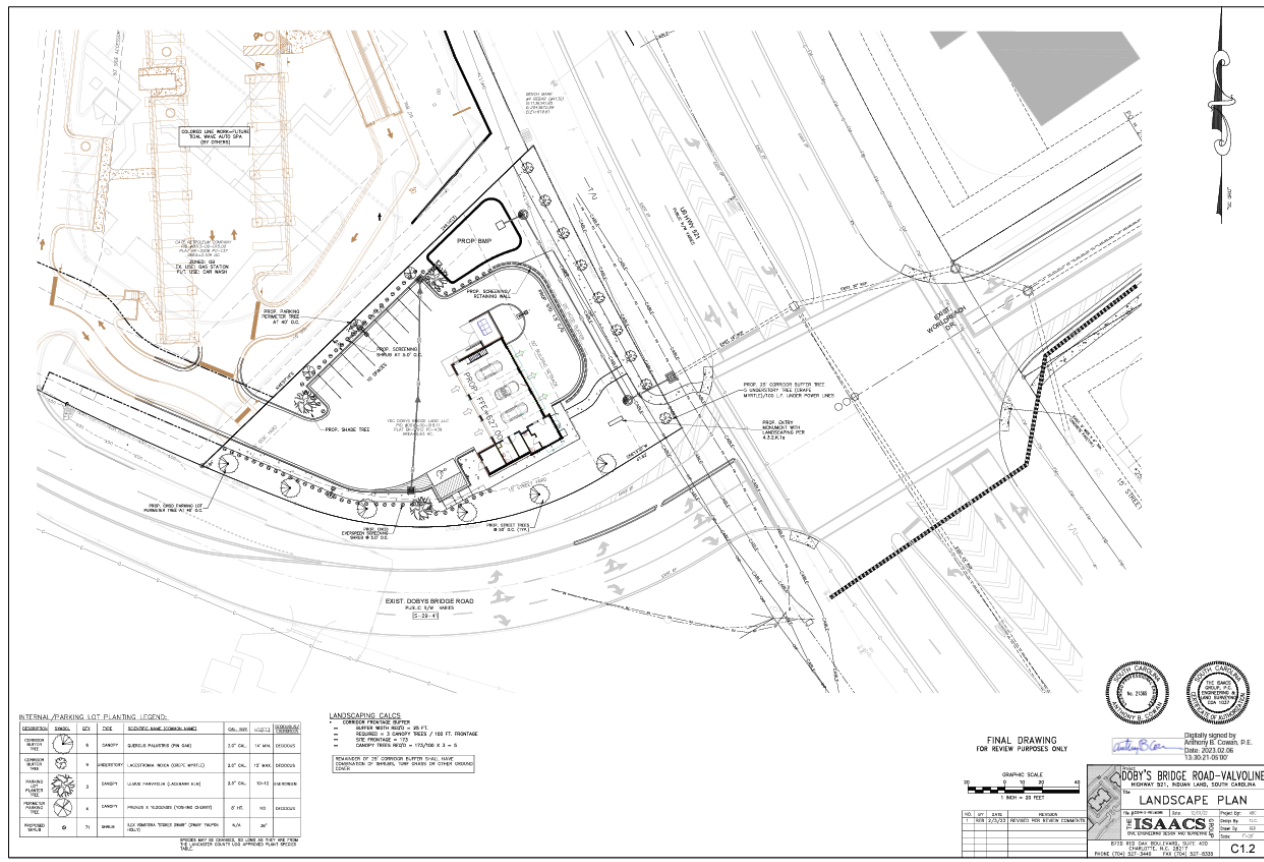
### ***Site Information***

This property is currently a vacant wooded lot adjacent to the Gate gas station off U.S. 521 and Doby's Bridge Road. The subject parcel is 0.64 acres in size and is zoned General Business (GB). The Gate site is currently pursuing a Conditional Use permit for an automated car wash (Tidal Wave Auto Spa), and that site plan includes connecting access for this proposed plan.

This request is to accommodate a Valvoline-branded oil change business. If approved for this site, the use would be located roughly 650 feet from an existing oil change location on Highway 521 (Express Oil Change and Tire Engineers) and half a mile from another existing oil change facility, (Jiffy Lube) off Shelly Mullis Road. Each of these oil change facilities are of similar design to the proposed site.

### ***Current Proposal & Project Overview***

The applicant is seeking a conditional use permit to allow an automotive minor maintenance and repair (oil change facility). The project has been submitted as a sketch plan and received one set of comments. These comments were addressed within the submitted conditional use plan. During the sketch review process, the project originally requested access from Doby's Bridge Road. SCDOT denied this request and has required the project to take access via an internal connection from the adjacent parcel currently occupied by the Gate station/proposed Tidal Wave Auto Spa. The Tidal Wave Auto Spa has been designed to incorporate access to the Valvoline site into the Auto Spa site plan. If the Tidal Wave Auto Spa's conditional use permit is denied by County Council, the proposed Valvoline would have to be deferred to find an alternative internal access from the existing Gate Station. If this is not possible, the project could be non-achievable.



### Proposed Site Layout

### ***Summary of Surrounding Zoning and Uses***

Surrounding Property	Zoning District	Use
North	General Business (GB)	Gate Gas
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

**PHOTOS OF PROJECT AREA:**



*Facing subject property*



*Facing north toward Gate Station.*





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



*Proposed Access for Valvoline at existing Gate Station*

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**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.

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#### **STAFF RECOMMENDATION:**

Staff has examined the conditional use application to permit Minor Maintenance and Repair. The plan meets the County requirements for the CUP subject to the following condition:

1. Address all other outstanding TRC/Evolve comments at the Preliminary and Civil Submittal Process.

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#### **ATTACHMENTS:**

1. Conditional Use Application
2. Location Map/ Zoning Map
3. Concept Plan

#### **STAFF CONTACT:**

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