
PROPOSAL:	Conditional Use Application to Permit: Minor Maintenance & Repair (Auto)
PROPERTY LOCATION:	168 Fort Mill Highway (TM# 0008-00-007.00).
CURRENT ZONING DISTRICT:	General Business (GB); Highway Corridor Overlay District
APPLICANT:	TIL Holdings of Texas The Timmons Group George McGinn and Sallie Cooper
COUNCIL DISTRICT:	District #4, Jose Luis
STATUTORY NOTICES:	Signs posted 6/02/2023 Hearing notice published 6/03/2023 in The Lancaster News Published 6/07/2023 in Carolina Gateway Mailed notices 6/02/2023 Posted agenda in lobby 6/13/2023

OVERVIEW & BACKGROUND:

Site Information

This property is located at 168 Fort Mill Highway, directly across from the Lowe's Hardware Store. There is an existing nonconforming residence that is located on the property that will be removed if this project is approved and receives a permit. The proposed Conditional Use is to allow the use of a car wash on the parcel. Access is available via Fort Mill Highway.

The property was rezoned from MX to GB earlier this year see (Ordinance No. 2023-1839). A car wash falls under the "Vehicle Service, Minor Maintenance and Repair" category of Lancaster County's Unified Development Ordinance (UDO). This use is required to go through the conditional use process under the currently adopted UDO (2.5.3).

This site would be located 0.25 miles from the Car Wash at the existing Havoline Xpress Lube located at 9759 Charlotte Hwy and 1 mile south of another existing car wash, a Sam's Xpress Car Wash at 10130 Charlotte Hwy. Each of these car washes are of similar design to the proposed site.

Staff is also aware of two conditional uses that were approved by County Council in April and May. A Tidal Wave Auto Spa (carwash) and Valvoline Oil Change facility. Both uses are considered the same use type under "Vehicle Service, Minor Maintenance and Repair" and are located adjacent to each other in Indian Land.

Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow an automotive car wash (minor maintenance and repair). The project consists of demolishing the existing nonconforming residence and constructing a "Tommy's Car Wash". The plan also includes a 5,000 square foot office building at the rear of the

proposed site. An original and revised conditional use plan has been submitted for review. The most recent revised plan brings the proposed site close to compliance with the Lancaster County UDO. There are still several sections of code the plan does not meet. The revised plans set of comments can be found in attachment 4.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	Mixed Use	Capital Club Apartments
South	Regional Business	Lowe's Shopping Plaza
East	General Business	Kushi World Bazar (Store)
West	Mixed Use	Capital Club Apartments

PHOTOS OF PROJECT AREA:



Facing out from subject parcel across S.C.160 at Lowe's.



Current sidewalk and storm drain infrastructure on site.



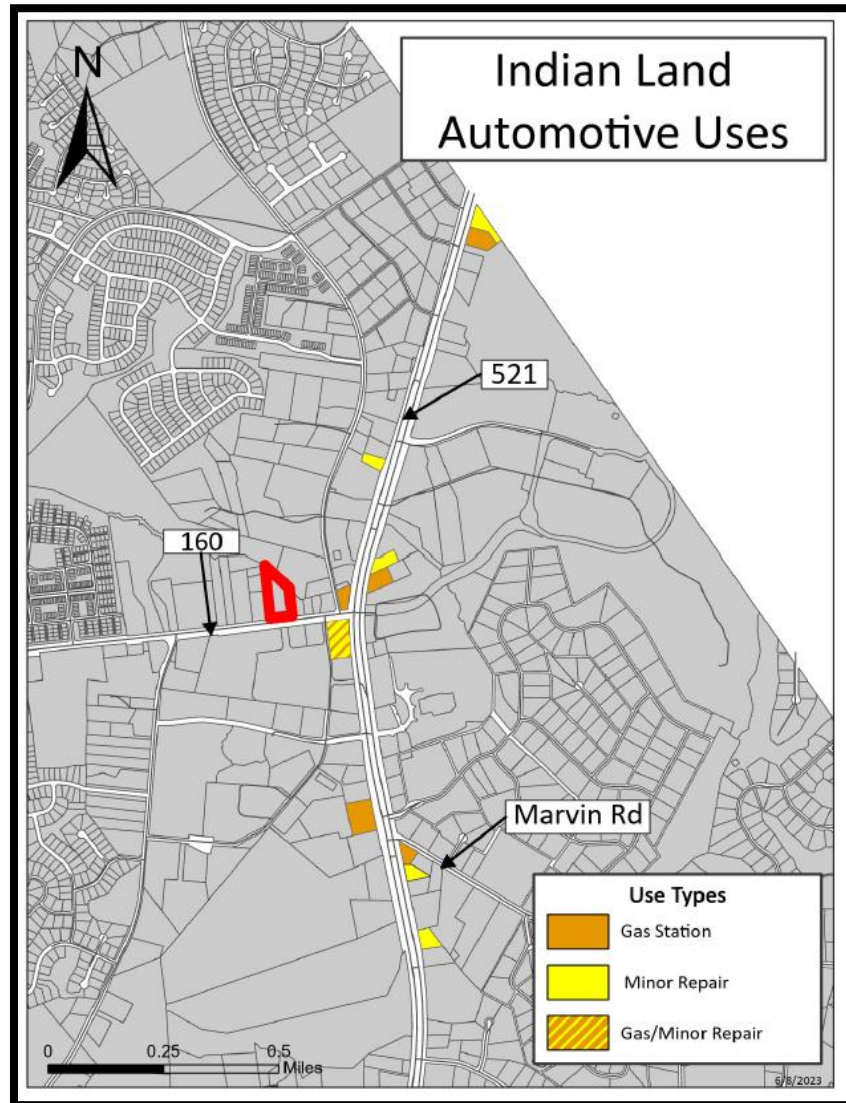
Current sidewalk and storm drain infrastructure on site.



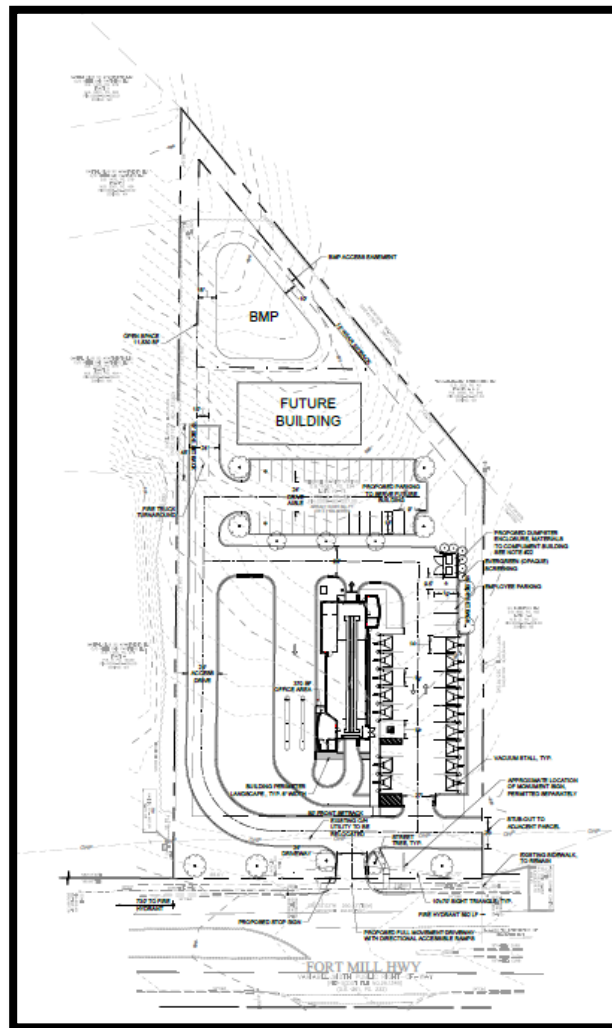
State of existing structure on property.

Location to adjacent car washes and other minor maintenance and repair facilities.

The proposed Tommy's Car wash is located within one mile of 11 pre-existing minor maintenance and repair facilities. These include car washes, oil change facilities, and repair shops. The closest of these facilities is the Havoline Xpress Lube located across Fort Mill highway which is an oil/lube change facility and car wash. Below is a map that displays the minor maintenance and repair facilities within a one-mile radius of the site. The project site is outlined in red on the map.



Revised site plan and existing problems:



Proposed Site Layout

The revised site plan that was submitted for review is closer to meeting the County Code than the original plan. A snippet of the plan is located above and the full plan is attached in attachment 3. This plan still has questions and staff comments that need to be addressed before it meets code requirements. These include:

- Will the site be phased, or will both the carwash and office building/parking lot be built at the same time?
- The required wall located along the drive through is not shown on the plan.
- The distance from the property line to the proposed monument sign needs to be shown on the plan.
- The entrance still does not seem to be centered with the Lowe's entrance across the street.
- Will the parking area with vacuum stalls be gated?

- The parking lot for the office building still lacks required landscaping.
- Required bike parking is missing on plan. 1 per 10,000 SF of gross floor area, 3 minimum. UDO 7.2.6
- Please mark the existing well on the site plan.
- Please show the calculations and mark the area for the required 10% open space on the plan. This area cannot include any area within a floodplain or stormwater BMP zone.

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:

The submitted plan does not currently meet the County requirements for a car wash facility. Any vote for approval of the car wash should include a condition to address all outstanding staff comments.

ATTACHMENTS:

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

STAFF CONTACT:

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