
PROPOSAL: Conditional Use Application to Permit a Collision Center (Body Shop) on two lots totaling 1.73 acres

PROPERTY LOCATION: 9870 Harrisburg Road and adjacent lot (TM# 0005-00-100.05 and 0005-00-100.06)

CURRENT ZONING DISTRICT: General Business (GB) District

APPLICANT: Mason McClure
Owner: John Hecimovich/Heck's LLC

COUNCIL DISTRICT: District 4, Jose Luis

OVERVIEW & BACKGROUND:

Site Information

This property resides on a 1.73-acre lot which was the former home to Continental Batteries (unrelated to Continental Tire). There is an existing metal building on site with a single vehicle bay and loading dock. The property is currently unoccupied. The adjacent lot is vacant.

Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow a Collision Center (Major Maintenance and Repair). At this time the applicant intends to utilize the existing structure to open a collision center and body shop and to allow expansion of the shop and associated parking on the currently vacant lot adjacent.

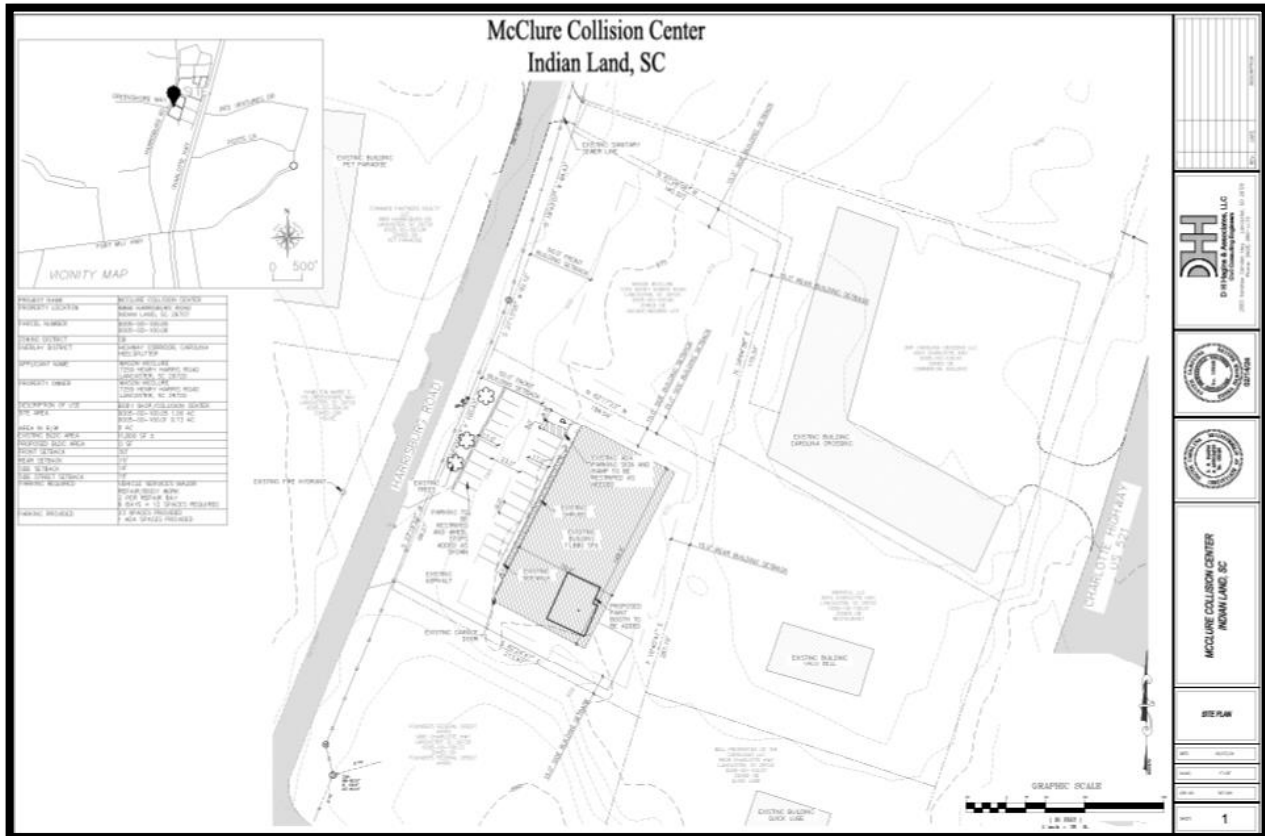
The conditional use permit for Major Maintenance and Repair requires a Type C landscape buffer when adjacent to residential zoning districts, but no such zoning is adjacent. The applicant has submitted a site plan through the conditional use process, which is attached to this report.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	General Business (GB)	Small Businesses
South	General Business (GB)	Founders FCU
East	General Business (GB)	Taco Bell; Tuffy Auto Service
West	LDR; GB	Single Family Residential; Small Businesses

Site Plan

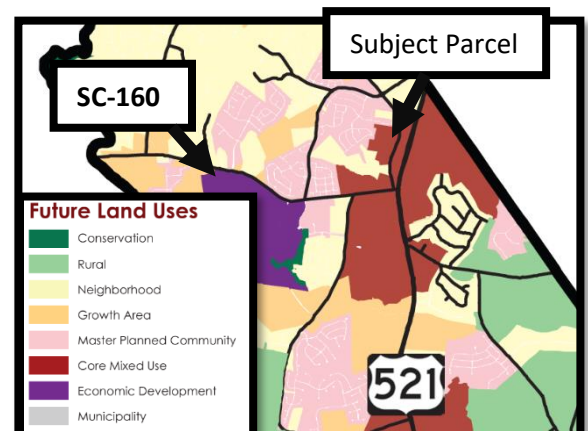
The proposed site plan has been reviewed by the Technical Review Committee. The site plan has outstanding comments from Planning, Fire Marshal, and SCDOT. These comments will need to be addressed before the plan is approved. The proposed site plan does not depict the proposed expansion of the site onto the adjacent parcel. The proposed site plan is shown below and is included as an attachment. The TRC letter with outstanding comments is included as an attachment.



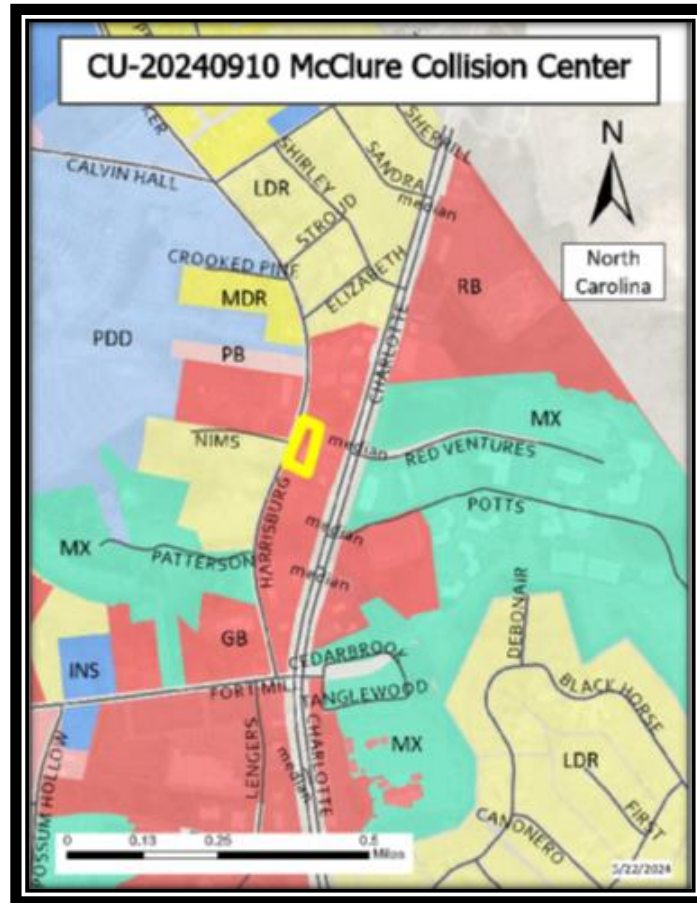
Proposed Site Plan

Comprehensive Plan

The proposed *Vehicle Services- Major Repair/Body Work* use falls under the *CORE MIXED USE* future land use category. The Core Mixed Use category is intended to facilitate the ongoing development of the primary urban centers in the Panhandle. These areas should accommodate a wide range of higher density housing, as well as major commercial and mixed-use developments. These areas should help to support a transition to a more "urban" environment over time, with improved transportation connections, greater walkability, and more amenities for residents.



PHOTOS OF PROJECT AREA:



Aerial view of the subject property outlined in yellow



Facing subject parcel off Harrisburg Road



Facing out from subject parcel off Harrisburg 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.

5.8.7 VEHICLE SERVICES – MAJOR REPAIR/BODY WORK [RUB, GB, RB, LI, HI]

- A. Outdoor Vehicle Storage:** No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained. No vehicles awaiting work or pickup shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way.
 - 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.
 - C. Noise:** No noises resulting from the repair, maintenance, or body work of a motor vehicle shall be audible at or beyond the property line between 8 PM and 8 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 or street shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type C buffer.
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STAFF RECOMMENDATION:

Staff recommends **denial** of this conditional use application to permit Major Maintenance and Repair due to outstanding Technical Review Committee comments.

PLANNING COMMISSION:

- The Planning Commission voted 3-1 recommendation for approval with the condition that all outstanding TRC comments are resolved within 60 days.
- Concerns from Planning Commission included the following:
 - Concerns of the site potentially becoming any eyesore and out of place for the community

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Conditional Use Application
3. Site Plan
4. Narrative
5. TRC letter

STAFF CONTACT:

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