



MYRTLE BEACH COMMERCIAL REAL ESTATE

**CLONIGER PROPERTY**

**15.355 ACRES, YORK, SC**

AGENT: Gerrie F. Watson, CCIM TYPE: Vacant Land for Development  
 LOCATION: Hwy. 321 and Hwy. 5 By-Pass, York, SC 29745 TMS #: 240-00-00-14  
 CENSUS TRCKING NUMBER: 061601 911 ADDRESS: 1125 Filbert Hwy. (Hwy 321)  
 # OF ACRES : 15.355 Acres in the City Limits COUNTY: City of York

ZONING: Hwy Commercial  
 Water and Sewer to the property TAXES: 2018 - \$16,263.57

TRAFFIC COUNT: Hwy. 321 - 11,500/Hwy. 5 - 8,800 +daily traffic count. With the opening of the new School Complex, and the completion of the new 5 lane highway under construction, the traffic count has increased substantially making this property even more valuable.

UTILITIES AVAILABLE: Electricity, water, sewer to property, phone, TV cable gas

PURCHASE PRICE: \$ 2,684,715 (\$174,900.00 an acre) for entire tract.Out Parcels \$275,000 per acre

SHOWING INSTRUCTIONS: Owner is available to show site to potential buyers with appointment.

COMMENTS: Land is high and dry with excellent elevations. Site is perfect for shopping center development. Owner will consider subdividing, and also a joint venture. Owner financing possible on a case by case basis, York is a thriving municipality just south of Charlotte, NC at the NC/SC state line. New residential subdivisions are developing near the site which makes this an excellent opportunity to jump ahead of the competition in the area for retail development. Five lanes of the highway is completed.

POPULATION: 2015: Current : 3 mile Radius 11,644 2015 5 mile Radius 19,768

POPULATION 2020: Projection: 3 Mile Radius 12,211 2020 5 mile Radius 20,841

**Out Parcels Available!**



P. O. Box 1234, Myrtle Beach, SC 29578-1234  
[info@gerriewatsonccim.com](mailto:info@gerriewatsonccim.com) website: [www.gerriewatsonccim.com](http://www.gerriewatsonccim.com)



BLESSED HOPE RD  
66' RW  
30 MPH

OUTPARCEL 1  
1.55 AC

OUTPARCEL 2  
1.47 AC

OUTPARCEL 3  
1.51 AC

OUTPARCEL 4  
1.45 AC

US HWY 321  
RW VARIES 45 MPH



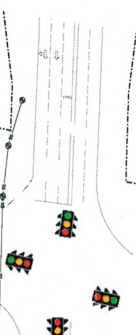
PK HARDEE'S/  
CON COMM

BUILDING "A"  
49,450 SF  
(257 PARKING SPACES)

BUILDING "B"  
22,500 SF  
(130 PARKING SPACES)

STORMWATER AREA

SC 5 ALEXANDER LOVE HWY  
RW VARIES 65 MPH





**New 5 Lane Highway has been completed  
(Site is on the left in both photos)**

**Oct. 2011 - Quoting York Mayor Lee: "The Alexander Love Highway (The Highway 5 Bypass) is York's economic future." Lee called the bypass "the new frontier of economic development in York, where jobs are going to be, restaurants are going to be".**

# York County led nation in job growth last fall

BY DAVID THACICHAM  
*dthackham@Mraldonline.com*

ROCK HILL

Annual job growth for York County more than tripled the national average last fall; according to the Bureau of Labor Statistics.

York County had the highest percentage increase of the country's 344 largest counties in last year's third quarter. The national job growth rate is 1.7 percent.

Employment rose 6 percent in York County from September 2015 to September 2016, according to an employment and wage report put out each quarter by the Bureau.

Workers and companies are relocating to the Upstate to take advantage of low property taxes, strong school systems and an educated workforce, according to Rob Youngblood, president of the York County Chamber of Commerce.

"The quality of life here is really good," Youngblood said. "One of our primary efforts right now is trying to get the people with jobs in Charlotte, to save them the drive time and hassle to get to work, to come down here. That effort is starting to pay off!"

York County's employment posted a whopping 15 percent growth, or 1,408 jobs, in the professional and business services sector, according to the report.

Local experts have touted York County's strength as an adaptive workforce environment, which they say is on the right track to raise the

**SEE JOB GROWTH, 6A**



JENNIFER BECKNELL Herald file photo

Students work on solar panel wiring in an alternative energy class at the Floyd D. Johnson Technology Center in York. A well-educated workforce is why York County led the nation in job growth, according to a recent report.

# JOB GROWTH

next generation of coders, manufacturers and high-technology workers.

Ron Roveri, director of Career and Technology Education with the S.C. Department of Education, said late last year that York County is training its students well through apprenticeships, internships and venues like the Floyd D. Johnson Technology Center.

"There's a term that fits perfectly," said Roveri. "Career-ready.' York County gets it. They understand how critical it is to identify the components and get graduates who know what to do."

York County's paychecks also grew in last year's third quarter. The county's wage growth of 8.2 percent outpaced the national rate of 5.4 percent. York County's average weekly wages now

stand at \$830, the 23rd-highest of the nation's 344 largest counties.

Youngblood cited the "Pennies for Progress" road-improvement tax as another reason more workers are considering York County.

"All of the municipalities have worked to make their respective communities great places to live," said Youngblood. "I think everyone, ideally, wants to live and work in the same place. Our vision is to have it be the best in the Carolinas to live, work and do business."

For comparison, Charleston County doubled the national average with a 3.7 percent job growth rate, according to the Bureau.

Rock Hill economic development officials have been hard at work marketing the city as a technology-first and

business-friendly scene.

A 2015 Winthrop University study found that almost 65 percent of workers who commute outside of Rock Hill/York County for their work would be willing to take a job in Rock Hill for the same salary. Officials recently rolled out a jobs board website and a fresh marketing campaign complete with billboards up and down Interstate 77.

the Rock Hill Economic Development Corp. has poured effort into building, developing and promoting speculative buildings in the city. Members generally agree that the spec buildings are effective at recruiting businesses away from Charlotte.

Officials recently "received a letter of intent from a company to buy a spec building at Waterford Business Park.

*David Thackham:*  
803-329-4066,  
@dthackham

## Section 8 - HC - Highway Commercial District

- 1). **Purpose:** It is the intent of this section that the HC zoning district be developed and reserved primarily for commercial uses, which render a service or cater to tourists, vacationers, truckers, and the traveling public in general. The regulations which apply within this district are designed to (1) encourage the formation and continuance of a compatible environment for highway oriented uses; (2) ensure adequate and properly designed means of ingress and egress; and, (3) discourage any encroachment by industrial or other uses capable of adversely affecting the specialized commercial character of the district.
  
- 2). **Permitted uses:** The following uses shall be permitted in HC zoning district:
  1. Any use permitted in any B-1 zoning district, subject to standards set forth in this section
  2. Animal hospital and/or boarding facility
  3. Horticultural nursery
  4. Repair garage
  5. Research or experimental laboratory
  6. Transportation terminal
  7. Funeral home
  8. Private care home
  9. Spa/fitness center
  10. Theater (not drive-in)
  11. Putt-Putt Golf
  12. Skating rink
  13. Youth center (dancing and music for citizens under eighteen (18) years of age without alcoholic beverages being served)
  14. Baseball batting cage
  15. Golf driving range
  16. Automatic car wash
  17. Communication services
  18. Sewing room
  19. Cabinet-making shop
  20. Adult day care facility
  
- 3). **Conditional uses:** The following uses shall be permitted in any HC zoning district on a conditional basis:
  1. Any use permitted on a conditional basis in any B-1 zoning district, subject to standards set forth in this section.
  2. Dealerships, new and used automobiles, recreation vehicles, boat trailers, and utility trailers; provided that:
    1. Stock shall be parked no less than five (5) feet from adjoining property lines and fifteen (15) feet from edge of right-of-way.
    2. There shall be no storage of wrecked or dilapidated automobiles or scrapped or salvaged auto parts on the premises.
  3. Automotive wrecker service; provided that no wrecked vehicle shall be stored on the premises outside a fenced area. The fenced area shall be screened from public view. A six foot-high fence or wall shall enclose the area and the area shall be paved or graveled, with no grass to grow in the storage area. Maximum time limit of storage shall be thirty (30) days. The date the wrecked vehicle is received

shall be marked on each unit with at least four-inch high numbers. No other parts or items may be stored in the area.

4). Flea Markets, provided that:

1. An existing building shall meet the following requirements:
  - a. The buildings shall be completely enclosed; and
  - b. Any exterior opening shall be equipped with a door/window; and
  - c. Exterior sales areas shall be located to the rear of said building(s); and
  - d. All outdoor sales equipment shall be removed at the end of each day; and
  - e. Permanent restroom facilities shall be provided in the enclosed building(s).
2. Newly proposed building(s) shall meet the above referenced requirements as well as the following:
  1. The exterior finish for building walls shall be brick and/or textured block; and
  2. The building(s) shall be provided with a roof that has a minimum slope of 4/1, is covered with raised seam metal or asphalt singles, and has a gable style.

5). Auctions, provided that:

- a. All sales and storage shall be conducted within building interior;
- b. The sale of livestock shall not be permitted;
- c. Noise level shall not exceed normal levels;
- d. All operations shall cease no later than 11:30 pm;
- e. Required areas for parking shall at least be graveled.

4). ***Uses permitted by special exception:*** The following uses shall be permitted in any HC zoning district by special exception by the Board of Zoning Appeals.

1. Machine shops
2. Facility used for developing and producing measurement devices (comprised of plastic or other non-hazardous materials) used for environmental protection purposes.
3. Club, lodge, civic, fraternal, social, or similar nonprofit organization.
4. Bowling alley
5. Game room/arcade
6. Liquor store
7. Nightclubs, taverns, lounges, and dance halls, providing such establishments acquire approval of all regulatory agencies and bodies. A nightclub, tavern, lounge, or dance hall is described as a business establishment catering to the general public providing music and/or dancing and/or game type amusements and which may or may not provide alcoholic beverage or food
8. Massage therapy establishment
9. Pool hall

***The uses allowed by special exception are subject to the following restrictions:***

1. The Board of Zoning Appeals shall determine the minimum distance separation between each of the referenced uses and a cemetery.
2. At no time shall the minimum measurement be less than 250 feet
3. Any site plan submitted for such a referenced use shall indicate the location of any adjacent cemetery.



The distance shall be determined by measuring the shortest straight-line distance between the structure housing said use and the property line of the designated cemetery.

**5). Other requirements:**

1. A suitable buffer screen, wall or fence, six (6) feet in height, to restrict visibility of land use shall be provided along property lines adjacent to residential districts.
2. Illumination devices shall be so placed and so shielded that rays there-from will not be directly cast into any residential district, sleeping room in any district, or the eyes of vehicle drivers.

**6). Yard and setback requirements:**

Minimum front yard setbacks..... 25 feet

Minimum side yard setbacks..... 10 feet

Except for commercial condominium projects, which shall be allowed to share interior property lines; provided that a 30-foot setback shall be required on the end units; further provided that such projects (buildings) shall not exceed 400 feet in length. Where the side yard abuts a residential district, a 10-foot setback shall be provided.

Minimum rear yard setbacks:

From residential uses..... 25 feet

From all other uses..... 10 feet

## **B1- Central Business District**

- 1). **Purpose:** It is the intent of this section that the B-1 zoning district be developed and reserved for local or "Main Street" oriented business purposes. The regulations which apply within this district are intended to (1) encourage the formation and continuance of a stable, healthy, and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping service facilities; (2) reduce traffic and parking congestion; (3) avoid the development of "strip" business districts; and, (4) discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.
  
- 2). **Permitted uses:** Retail business involving the sale of merchandise on the premises, specifically including but not limited to:
  1. Antique store
  2. Appliance, radio, television store
  3. Art supply store
  4. Book, magazine, newspaper store
  5. Bank
  6. Barber and beauty shops
  7. Building material supplier
  8. Candy store
  9. Clothing store
  10. Drug store
  11. Fruit and vegetable store
  12. Grocery store
  13. Guest house
  14. Funeral home
  15. Motel
  16. Residence above business use
  17. Hardware store
  18. Gift shop
  19. Furniture store
  20. Government office
  21. Insurance and real estate agencies
  22. Newspaper office
  23. New and used automobile sales
  24. Jewelry store
  25. Telephone office
  26. Tire sales and service
  27. Hobby, toy store
  28. Sporting goods store
  29. Notion, five- and ten-cent, general, or variety store
  30. Paint supply store
  31. Printing shop
  32. Photographic and camera stores
  33. Church
  34. Fire station
  35. Adult day care facility
  36. Restaurant

Businesses involving the rendering of a personal service or the repair and servicing of small equipment including but not limited to:

1. Doctors' and dentists' offices
2. Bicycle repair and sales shop
3. Appliance repair shop
4. Dressmaker, seamstress, tailor
5. Dry cleaning and laundry facility
6. Furniture repair
7. Locksmith or gunsmith
8. Schools offering instruction in art, music, dance, drama, physical fitness
9. Secretarial and telephone answering business
10. Shoe repair shop
11. Bakery
12. Telephone exchange
13. Spa/fitness center
14. Theater (not drive-in)
15. Youth center (dancing and music for citizens under eighteen [18] years of age without alcoholic beverages being served)

3). **Conditional uses:** The following uses shall be permitted in the B-1 district on a conditional basis:

1. Auto accessory store, provided that there shall be no storage or wrecked automobiles or scrapped or salvaged auto parts on the premises.
2. Automobile service station, provided that all gas pumps shall be set back at least fifteen (15) feet from the right-of-way line or all abutting streets and that parking and service areas be separated from adjoining residential properties by a suitable fixed planting screen, fence, or wall at least six (6) feet in height above finish grade.
3. Contractors' offices provided no storage of vehicles, equipment, or materials on the premises.
4. Pet shop, provided that all animals shall be housed within the principal building so that no sound is perceptible beyond the premises.
5. Residential dwelling units shall be allowed with the exception that street-front tenant spaces be used solely for approved commercial uses. This conditional use is not allowed in Highway Commercial or General Industrial zoning districts.
6. Mobile food establishments:
  1. A mobile food establishment is allowed to setup in the City only two (2) times per week;
  2. Mobile food establishments shall be located a minimum of 500 feet from any established "brick and mortar" restaurant;
  3. All vending operations shall be located not less than twenty (20') feet from the nearest street right-of-way and provide at least two off-street parking spaces;
  4. Only one vendor shall be allowed for each two hundred (200') feet of street frontage.
  5. No goods or merchandise offered for sale may be stored in or sold from a tractor-trailer;
  6. Permitted merchandise shall be limited to edibles, hot and cold beverages containing no alcohol, and items related to such merchandise;
  7. Written permission must be obtained from the property representative;

8. No more than one mobile food vendor shall be allowed on any given lot at the same time without first obtaining a special events permit, except that there shall be no limit on the number of pushcart vendors occupying a particular lot, nor shall there be a limit on the number of pushcart vendors or vendors with small, tow-behind carts occupying a shopping center;
9. Required parking for the primary business(es) shall be minimally affected;
10. Signage shall be permitted on the vehicle only to identify the name of the product or the name of the vendor, and the posting of prices. A separate menu board is allowed, not exceeding 12 square feet in area and 40 inches in height. This sign must be located on the same property as and within close proximity to the mobile vending unit, and should not be placed on the sidewalk or in the public right-of-way;
11. The mobile vendor shall only use single-service plates and utensils. Garbage and recycling receptacles must be available for patron use and removed from the site daily by the vendor;
12. Vendors shall meet all applicable DHEC regulations for mobile food units and possess a valid DHEC permit where applicable;
13. Any mobile food vendor or vending unit that has been issued a notice of health violation by any department of the State of South Carolina, which remains uncorrected upon a subsequent inspection, shall have its food vendor permit revoked;
14. All vendors must obtain from the town an appropriate, current business license;
15. No vendor shall:
  - a) Leave any vehicle unattended;
  - b) Store, park or leave any vehicle overnight on any street or sidewalk;
  - c) Leave from any location without first picking up, removing and disposing of all trash or refuse remaining from sales by the vendor;
  - d) Solicit or conduct business with persons in motor vehicles;
  - e) Sell anything other than that for which a license to vend has been issued;
  - f) Sound or permit the sounding of any device that produces a loud and raucous noise, or use or operate any loudspeaker, public address system, radio, sound amplifier or similar device to attract the attention of the public;
  - g) Allow any item relating to the operation of the vending business to lean against or hang from any building or other structure lawfully placed on public property;
  - h) Change vending locations without first notifying the Planning Department and submitting the required permissions and site plan; and
  - i) Discharge fat, oil, grease, or waste water into the sanitary sewer system. All waste shall be properly stored and disposed of at a properly designated disposal location.

Exemption(s):

The provisions of this section shall not apply to special events, festivals, community projects or public events which occur on a periodic basis and which are specifically approved by County Council or as an approved Special Event. This section shall not apply to activities conducted pursuant to a franchise agreement or other contract with the City of York, SC.

4). ***The following uses are allowed by special exception:***

1. Club, lodge, civic, fraternal, social, or similar nonprofit organization
2. Bowling alley
3. Massage therapy establishment

The uses allowed by special exception are subject to the following restrictions:

1. The Board of Zoning Appeals shall determine the minimum distance separation between each of the referenced uses and a cemetery.
2. At no time shall the minimum measurement be less than 250 feet.
3. Any site plan submitted for such a referenced use shall indicate the location of any adjacent cemetery.

The distance shall be determined by measuring the shortest straight-line distance between the structure housing said use and the property line of the designated cemetery.

- 5). ***Off-street parking:*** Off-street parking shall conform to requirements in Section.11, except buildings in existence on the date of the adoption of this ordinance amendment in this district are exempt from the requirements of Section.11. Providing, however, any addition, attached or unattached, to the existing building or any use of the unimproved portion of the land that reduces available parking space shall require the replacement of the lost parking space in accordance with Section 11, *Parking*.
- 6). ***Signs:*** Signs permitted in B-1 zoning district, including the conditions under which they must be located are set forth in Section 12.

## Section 8 - HC - Highway Commercial District

- 1). **Purpose:** It is the intent of this section that the HC zoning district be developed and reserved primarily for commercial uses, which render a service or cater to tourists, vacationers, truckers, and the traveling public in general. The regulations which apply within this district are designed to (1) encourage the formation and continuance of a compatible environment for highway oriented uses: (2) ensure adequate and properly designed means of ingress and egress; and, (3) discourage any encroachment by industrial or other uses capable of adversely affecting the specialized commercial character of the district.
  
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  3. Horticultural nursery
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    2. There shall be no storage of wrecked or dilapidated automobiles or scrapped or salvaged auto parts on the premises.
  3. Automotive wrecker service; provided that no wrecked vehicle shall be stored on the premises outside a fenced area. The fenced area shall be screened from public view. A six foot-high fence or wall shall enclose the area and the area shall be paved or graveled, with no grass to grow in the storage area. Maximum time limit of storage shall be thirty (30) days. The date the wrecked vehicle is received

shall be marked on each unit with at least four-inch high numbers. No other parts or items may be stored in the area.

4). Flea Markets, provided that:

1. An existing building shall meet the following requirements:
  - a. The buildings shall be completely enclosed; and
  - b. Any exterior opening shall be equipped with a door/window; and
  - c. Exterior sales areas shall be located to the rear of said building(s); and
  - d. All outdoor sales equipment shall be removed at the end of each day; and
  - e. Permanent restroom facilities shall be provided in the enclosed building(s).
2. Newly proposed building(s) shall meet the above referenced requirements as well as the following:
  1. The exterior finish for building walls shall be brick and/or textured block; and
  2. The building(s) shall be provided with a roof that has a minimum slope of 4/1, is covered with raised seam metal or asphalt singles, and has a gable style.

5). Auctions, provided that:

- a. All sales and storage shall be conducted within building interior;
- b. The sale of livestock shall not be permitted;
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- d. All operations shall cease no later than 11:30 pm;
- e. Required areas for parking shall at least be graveled.

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4. Bowling alley
5. Game room/arcade
6. Liquor store
7. Nightclubs, taverns, lounges, and dance halls, providing such establishments acquire approval of all regulatory agencies and bodies. A nightclub, tavern, lounge, or dance hall is described as a business establishment catering to the general public providing music and/or dancing and/or game type amusements and which may or may not provide alcoholic beverage or food
8. Massage therapy establishment
9. Pool hall

***The uses allowed by special exception are subject to the following restrictions:***

1. The Board of Zoning Appeals shall determine the minimum distance separation between each of the referenced uses and a cemetery.
2. At no time shall the minimum measurement be less than 250 feet
3. Any site plan submitted for such a referenced use shall indicate the location of any adjacent cemetery.

The distance shall be determined by measuring the shortest straight-line distance between the structure housing said use and the property line of the designated cemetery.

5). **Other requirements:**

1. A suitable buffer screen, wall or fence, six (6) feet in height, to restrict visibility of land use shall be provided along property lines adjacent to residential districts.
2. Illumination devices shall be so placed and so shielded that rays there-from will not be directly cast into any residential district, sleeping room in any district, or the eyes of vehicle drivers.

6). **Yard and setback requirements:**

|                                  |         |
|----------------------------------|---------|
| Minimum front yard setbacks..... | 25 feet |
| Minimum side yard setbacks.....  | 10 feet |

Except for commercial condominium projects, which shall be allowed to share interior property lines; provided that a 30-foot setback shall be required on the end units; further provided that such projects (buildings) shall not exceed 400 feet in length. Where the side yard abuts a residential district, a 10-foot setback shall be provided.

Minimum rear yard setbacks:

|                            |         |
|----------------------------|---------|
| From residential uses..... | 25 feet |
| From all other uses.....   | 10 feet |



## **B1- Central Business District**

- 1). **Purpose:** It is the intent of this section that the B-1 zoning district be developed and reserved for local or "Main Street" oriented business purposes. The regulations which apply within this district are intended to (1) encourage the formation and continuance of a stable, healthy, and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping service facilities; (2) reduce traffic and parking congestion; (3) avoid the development of "strip" business districts; and, (4) discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.
  
- 2). **Permitted uses:** Retail business involving the sale of merchandise on the premises, specifically including but not limited to:
  1. Antique store
  2. Appliance, radio, television store
  3. Art supply store
  4. Book, magazine, newspaper store
  5. Bank
  6. Barber and beauty shops
  7. Building material supplier
  8. Candy store
  9. Clothing store
  10. Drug store
  11. Fruit and vegetable store
  12. Grocery store
  13. Guest house
  14. Funeral home
  15. Motel
  16. Residence above business use
  17. Hardware store
  18. Gift shop
  19. Furniture store
  20. Government office
  21. Insurance and real estate agencies
  22. Newspaper office
  23. New and used automobile sales
  24. Jewelry store
  25. Telephone office
  26. Tire sales and service
  27. Hobby, toy store
  28. Sporting goods store
  29. Notion, five- and ten-cent, general, or variety store
  30. Paint supply store
  31. Printing shop
  32. Photographic and camera stores
  33. Church
  34. Fire station
  35. Adult day care facility
  36. Restaurant

Businesses involving the rendering of a personal service or the repair and servicing of small equipment including but not limited to:

1. Doctors' and dentists' offices
2. Bicycle repair and sales shop
3. Appliance repair shop
4. Dressmaker, seamstress, tailor
5. Dry cleaning and laundry facility
6. Furniture repair
7. Locksmith or gunsmith
8. Schools offering instruction in art, music, dance, drama, physical fitness
9. Secretarial and telephone answering business
10. Shoe repair shop
11. Bakery
12. Telephone exchange
13. Spa/fitness center
14. Theater (not drive-in)
15. Youth center (dancing and music for citizens under eighteen [18] years of age without alcoholic beverages being served)

3). **Conditional uses:** The following uses shall be permitted in the B-1 district on a conditional basis:

1. Auto accessory store, provided that there shall be no storage or wrecked automobiles or scrapped or salvaged auto parts on the premises.
2. Automobile service station, provided that all gas pumps shall be set back at least fifteen (15) feet from the right-of-way line or all abutting streets and that parking and service areas be separated from adjoining residential properties by a suitable fixed planting screen, fence, or wall at least six (6) feet in height above finish grade.
3. Contractors' offices provided no storage of vehicles, equipment, or materials on the premises.
4. Pet shop, provided that all animals shall be housed within the principal building so that no sound is perceptible beyond the premises.
5. Residential dwelling units shall be allowed with the exception that street-front tenant spaces be used solely for approved commercial uses. This conditional use is not allowed in Highway Commercial or General Industrial zoning districts.
6. Mobile food establishments:
  1. A mobile food establishment is allowed to setup in the City only two (2) times per week;
  2. Mobile food establishments shall be located a minimum of 500 feet from any established "brick and mortar" restaurant;
  3. All vending operations shall be located not less than twenty (20') feet from the nearest street right-of-way and provide at least two off-street parking spaces;
  4. Only one vendor shall be allowed for each two hundred (200') feet of street frontage.
  5. No goods or merchandise offered for sale may be stored in or sold from a tractor-trailer;
  6. Permitted merchandise shall be limited to edibles, hot and cold beverages containing no alcohol, and items related to such merchandise;
  7. Written permission must be obtained from the property representative;

8. No more than one mobile food vendor shall be allowed on any given lot at the same time without first obtaining a special events permit, except that there shall be no limit on the number of pushcart vendors occupying a particular lot, nor shall there be a limit on the number of pushcart vendors or vendors with small, tow-behind carts occupying a shopping center;
9. Required parking for the primary business(es) shall be minimally affected;
10. Signage shall be permitted on the vehicle only to identify the name of the product or the name of the vendor, and the posting of prices. A separate menu board is allowed, not exceeding 12 square feet in area and 40 inches in height. This sign must be located on the same property as and within close proximity to the mobile vending unit, and should not be placed on the sidewalk or in the public right-of-way;
11. The mobile vendor shall only use single-service plates and utensils. Garbage and recycling receptacles must be available for patron use and removed from the site daily by the vendor;
12. Vendors shall meet all applicable DHEC regulations for mobile food units and possess a valid DHEC permit where applicable;
13. Any mobile food vendor or vending unit that has been issued a notice of health violation by any department of the State of South Carolina, which remains uncorrected upon a subsequent inspection, shall have its food vendor permit revoked;
14. All vendors must obtain from the town an appropriate, current business license;
15. No vendor shall:
  - a) Leave any vehicle unattended;
  - b) Store, park or leave any vehicle overnight on any street or sidewalk;
  - c) Leave from any location without first picking up, removing and disposing of all trash or refuse remaining from sales by the vendor;
  - d) Solicit or conduct business with persons in motor vehicles;
  - e) Sell anything other than that for which a license to vend has been issued;
  - f) Sound or permit the sounding of any device that produces a loud and raucous noise, or use or operate any loudspeaker, public address system, radio, sound amplifier or similar device to attract the attention of the public;
  - g) Allow any item relating to the operation of the vending business to lean against or hang from any building or other structure lawfully placed on public property;
  - h) Change vending locations without first notifying the Planning Department and submitting the required permissions and site plan; and
  - i) Discharge fat, oil, grease, or waste water into the sanitary sewer system. All waste shall be properly stored and disposed of at a properly designated disposal location.

Exemption(s):

The provisions of this section shall not apply to special events, festivals, community projects or public events which occur on a periodic basis and which are specifically approved by County Council or as an approved Special Event. This section shall not apply to activities conducted pursuant to a franchise agreement or other contract with the City of York, SC.

4). ***The following uses are allowed by special exception:***

1. Club, lodge, civic, fraternal, social, or similar nonprofit organization
2. Bowling alley
3. Massage therapy establishment

The uses allowed by special exception are subject to the following restrictions:

1. The Board of Zoning Appeals shall determine the minimum distance separation between each of the referenced uses and a cemetery.
2. At no time shall the minimum measurement be less than 250 feet.
3. Any site plan submitted for such a referenced use shall indicate the location of any adjacent cemetery.

The distance shall be determined by measuring the shortest straight-line distance between the structure housing said use and the property line of the designated cemetery.

- 5). ***Off-street parking:*** Off-street parking shall conform to requirements in Section.11, except buildings in existence on the date of the adoption of this ordinance amendment in this district are exempt from the requirements of Section.11. Providing, however, any addition, attached or unattached, to the existing building or any use of the unimproved portion of the land that reduces available parking space shall require the replacement of the lost parking space in accordance with Section 11, *Parking*.
- 6). ***Signs:*** Signs permitted in B-1 zoning district, including the conditions under which they must be located are set forth in Section 12.

## **Gateway Corridor Overlay District**

### **1. Definition -** The Gateway Corridor Overlay District is defined as follows:

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a. Any property wholly or partially within a 250-foot radius of any of the following intersections shall be considered, in its entirety, a part of the overlay district

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Intersection of Deyinney Road and Highway 321 South

- Intersection of Highway 161 and Highway 5 Bypass
  - Intersection of Highway 49 and Highway 5 Bypass
  - Intersection of Lincoln Road and Highway 5 Bypass
  - Intersection of Highway 321 North and Highway 5 Bypass
  - Intersection of Business 5 and Highway 5 Bypass
  - Intersection of Business 5 and Highway 321 Bypass
  - Intersection of Highway 49 and Highway 321 Bypass
- b. For the following specified corridors, any property within 500 linear feet of the street right-of-way shall be considered a part of the overlay district.
- Corridor on East Liberty Street from intersection of Highway 161 and Highway 5 Bypass to Flint Street.
  - Corridor on Highway 321 North from intersection of Highway 321 North and Highway 5 Bypass northward to the last property within the city limits
  - Corridor on Highway 321 south from the onset of the city limits northward to Old Pinckney Road
  - Arrow Road
  - Alexander Love Hwy (Hwy 5 Bypass)
  - Old York Road (Hwy 161)
  - Highway 49 (Sharon Road) from Highway 321 Bypass westward to the city limits
  - Highway 5 West from Alexander Love Highway westward to the city limits.
- c. Any proposed project partially in the Gateway Corridor Overlay District shall be governed by the Gateway Corridor Overlay District requirements for the entire project.

### **2. Annexation.**

For properties outside the city limits of York that otherwise would be included in the Gateway Corridor Overlay District, a specific designation for such properties shall be established on the Official Zoning Map. Upon annexation of any such property, the property shall be incorporated into the Gateway Corridor Overlay District.

### **3. Applicability.**

The provisions of Section 13 are applicable to all types of new development, as well as existing properties that have changed in use. For multiple-tenant properties, each tenant space shall be

responsible for a proportionate share of landscaping on the property. Such property uses include, but are not limited to:

- Businesses
- Rental properties
- Residential properties converted into commercial uses
- Single-family residences or apartments not built to be occupied by owners
- Entrances to subdivisions
- Parking areas
- Any alteration of any lot or structure
- For clearing of wooded property, landscaping regulations

#### **4. Exclusions**

The Gateway Corridor Overlay district is not applicable to the following types of development

- 1) Owner-built, occupied-upon-completion, single family residences
- 2) Pre-existing buildings and properties that have not changed in use or ownership

#### **5. General regulations.**

- a. Signage regulations shall be as specified in Section 12
- b. Landscaping regulations shall be as specified in Section 13
- c. Each building façade, support column, etc for primary and accessory buildings shall have a brick, textured-block, or other exterior finish approved on special exception by the Board of Zoning Appeals. The roof(s) for accessory structures shall match the appearance of the primary building roof.
- d. Properties having street frontage in a Gateway Corridor shall provide trees a maximum of thirty feet (30') on center along such street frontage. The exact location and species of such trees shall meet the approval of staff and the Planning Commission
- e. A 75-foot minimum setback from major streets for properties in the Gateway Corridor Overlay District shall be enforced. A minimum twenty-five (25) foot setback shall be maintained from all other streets. The setback shall be measured from the centerline of the subject street. The setback area (preservation corridor) along the Highway 5 Bypass shall be increased from 150-feet to 200-feet. The requirement of the additional 50-feet of preservation corridor shall expire once York County officially certifies that the Highway 5 Bypass road-widening project is complete
- f. Access points shall be provided via public street, right of way, easement or other means approved by the City of York. Each zoning lot shall provide street access per the following requirements:
  - 1) Each proposed driveway shall be located a minimum of 300-feet from the intersection of two (2) or more streets or from an existing driveway. The 300-foot requirement may be reduced by the Planning Commission for secondary streets. Let it be noted that no driveway on a secondary street shall be located closer than 300-feet from the intersection of a major street. Major streets are those explicitly mentioned in the Gateway Corridor regulations”.
  - 2) Where a property has less than 600 ft of street frontage, a single access point shall be allowed.
  - 3) Where a property has 600 ft or more of street frontage, a maximum of two (2) access points is allowed. Requests for additional access point(s) are allowed only by special exception from the Board of Zoning Appeals.

- 4) Any access point shall be located a minimum of 150 ft. from any property line unless an access point is centered on a shared property line. The minimum separation between access points shall be 300 ft.
- 5) Where deceleration lanes are required in accordance with SCDOT standards, a 400-foot minimum spacing is required between drives (measured centerline to centerline or from the intersecting right-of-way lines of public streets to the centerline of a curb cut).
- 6) All lots existing on or before the adoption of these regulations that cannot meet the minimum curb cut spacing are guaranteed one access point. Pre-existing, contiguous lots under the same ownership that cannot accommodate the minimum access point separation requirements shall be provided with access points along shared property lots spaced to provide maximum separation of such access points.
- 7) Minimum spacing between median cuts on arterial roads with a divided median shall be 1,320 feet.
- 8) SCDOT deceleration lanes are required for single or combined uses that generate driveway/road volumes (trip ends) of 300 or more vehicles in the peak hour as determined using standard Institute of Transportation Engineers (ITE) trip generation rates for the subject land use(s). Additional development that will push a project over the 300 vehicle threshold will also require the installation of a SCDOT deceleration lane. This standard shall also apply to public streets constructed in order to access development(s).
- 9) Prior to preliminary approval of any subdivision plat affecting the GCOD, the above-referenced regulations shall be applied to the property(s) to ensure that pertinent zoning requirements are met.