

Zoning Docket from February 20, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2017-17	Joe Bryant, Seamon Whiteside and Associates for Linda Gysin 2401 and 2601 Pelham Road 0533040101700 and 0533040102000 FRD, Flexible Review District to FRD, Flexible Review District, Major Change	21	Approval with conditions	Approval with Amended conditions 2/22/17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 20, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Believes a stand-alone car wash is an acceptable use • Development will have no impact on the wetlands in this area • Ingress will line up with new development across the road • Self-serve site with two employees • Car wash would be 23 feet tall <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Pelham Road changing to commercial • Originally supposed to serve local residents • Similar businesses already in the area • Opposed to commercial development in this area <p>List of meetings with staff: December 1, 2016, Applicant December 6, 2016, Applicant February 16, 2017, Applicant</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned FRD, Flexible Review District is 2.1 acres of property located on Pelham Road approximately 1.1 miles west of Pelham Road and I-85 interchange. The parcel has approximately 560 feet of frontage along Pelham Road and 230 feet of frontage along Boiling Springs Road.</p> <p>The applicant is requesting a major change to the approved Flexible Review District (FRD). This portion of the current FRD was approved for 25,000 sq. ft. of Neighborhood Commercial (NC).</p> <p>The applicant proposes a stand-alone car wash with an approximately 3,600 sq. ft. building footprint. Ingress and egress will be from Pelham Road aligned with the proposed development, Shoppes at Pelham, FRD, across Pelham Road. Internal drive connection are proposed to the north. Proposed architectural materials are brick veneer, synthetic stucco, and aluminum store front with gray tinted glass.</p> <p>LED lights with full cut-off fixtures are proposed with a maximum of 16 foot poles. Final locations will be decided at final development plan approval.</p> <p>In addition to the parking landscaping, a 12.5 foot minimum landscape buffer will be provided along Pelham Road and the west side of the property. A continuous screening of fence or decorative</p>					

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	<p>evergreens and hardwoods will be provided to screen the adjacent property and along Pelham Road. The Landscape buffer is to include both planted and natural material.</p> <p>Pedestrian access is proposed via an existing 5 foot sidewalk within the SCDOT right-of-way along Pelham Road. A new 5 foot wide sidewalk is proposed along Boiling Springs Road which will terminate into the existing sidewalk along Pelham Road.</p> <p>Signage proposed for the site is a 15 foot stand-alone monument sign with a combination of masonry and metal materials with color and texture similar to the proposed building. In addition, two building mounted signs are also proposed. The proposed wall signage proposed signs are aluminum channel letters with backlighting.</p> <p>The applicant states the proposed land use is for a stand-alone car wash to be added as an acceptable use to the already permitted uses allowed.</p> <p>Staff is of the opinion the FRD, Flexible Review District, Major Change request to include a stand-alone car wash as an allowable use is appropriate for this site. The proposed use serves local residents within the surrounding area and typically does not generate heavy traffic volumes during peak traffic hours. Although the use is appropriate for this location staff is of the opinion the size, scale and architectural elements are out of character with the surrounding buildings. Additionally, screening should be enhanced to buffer light, noise and views of the building.</p> <p>For these reasons staff recommends approval with the following conditions:</p> <ul style="list-style-type: none"> • Reduce overall building scale and form through the use of architectural design elements proportional to surrounding buildings in the area. • Reduce the monument sign to eight (8) feet in height.
<p>Planning Commission</p>	<p>Planning Commission recommended approval with the following amended condition:</p> <ul style="list-style-type: none"> • Reduce the monument sign to ten (10) feet in height.

Planning Report

DOCKET NUMBER: CZ-2017-17

APPLICANT: Joe Bryant, Seamon Whiteside and Associates for Linda Gysin

PROPERTY LOCATION: 2401 and 2601 Pelham Road

PIN/TMS#(s): 0533040101700 and 0533040102000

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD, Flexible Review District, Major Change

ACREAGE: 2.1

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The subject parcels were zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. In 2013, a request for this property to be rezoned to FRD, Flexible Review District was made and approved. The uses listed in the Statement of Intent included those permitted in the NC, Neighborhood Commercial district as well as a gas station with an automated car wash and a drug store.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD and FRD	single-family residential and vacant wooded (Waterford Park SD)
East	NC	gas station (QuikTrip)
South	FRD	grocery store and retail
West	PD	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Regional Corridor*.

ROADS: Pelham Road: four-lane State-maintained minor arterial
Boiling Springs Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Boiling Springs Road	5,400' N	8,400	7,300 -13%	9,300 27.4%
Pelham Road	8,000' W	21,200	18,800 -11.3%	19,500 3.7%

SUMMARY: The subject parcel zoned FRD, Flexible Review District is 2.1 acres of property located on Pelham Road approximately 1.1 miles west of Pelham Road and I-85 interchange.

The parcel has approximately 560 feet of frontage along Pelham Road and 230 feet of frontage along Boiling Springs Road.

The applicant is requesting a major change to the approved Flexible Review District (FRD). This portion of the current FRD was approved for 25,000 sq. ft. of Neighborhood Commercial (NC).

The applicant proposes a stand-alone car wash with an approximately 3,600 sq. ft. building footprint. Ingress and egress will be from Pelham Road aligned with the proposed development, Shoppes at Pelham, FRD, across Pelham Road. Internal drive connection are proposed to the north. Proposed architectural materials are brick veneer, synthetic stucco, and aluminum store front with gray tinted glass.

LED lights with full cut-off fixtures are proposed with a maximum of 16 foot poles. Final locations will be decided at final development plan approval.

In addition to the parking landscaping, a 12.5 foot minimum landscape buffer will be provided along Pelham Road and the west side of the property. A continuous screening of fence or decorative evergreens and hardwoods will be provided to screen the adjacent property and along Pelham Road. The Landscape buffer is to include both planted and natural material.

Pedestrian access is proposed via an existing 5 foot sidewalk within the SCDOT right-of-way along Pelham Road. A new 5 foot wide sidewalk is proposed along Boiling Springs Road which will terminate into the existing sidewalk along Pelham Road.

Signage proposed for the site is a 15 foot stand-alone monument sign with a combination of masonry and metal materials with color and texture similar to the proposed building. In addition, two building mounted signs are also proposed. The proposed wall signage proposed signs are aluminum channel letters with backlighting.

The applicant states the proposed land use is for a stand-alone car wash to be added as an acceptable use to the already permitted uses allowed.

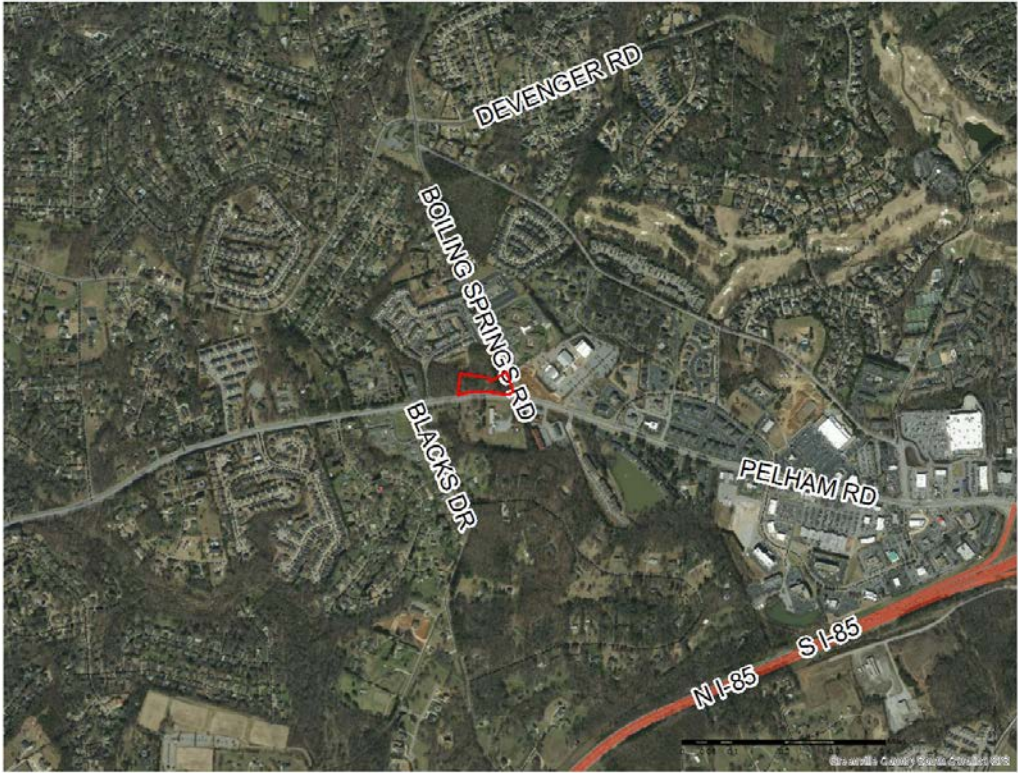
Staff Recommendation:

Staff is of the opinion the FRD, Flexible Review District, Major Change request to include a stand-alone car wash as an allowable use is appropriate for this site. The proposed use serves local residents within the surrounding area and typically does not generate heavy traffic volumes during peak hours. Although the use is appropriate for this location, staff is of the opinion the site, scale and architectural elements are out of character with the surrounding buildings. Additionally, screening should be enhanced to buffer light, noise and views of the building. For these reasons staff recommends approval with the following conditions:

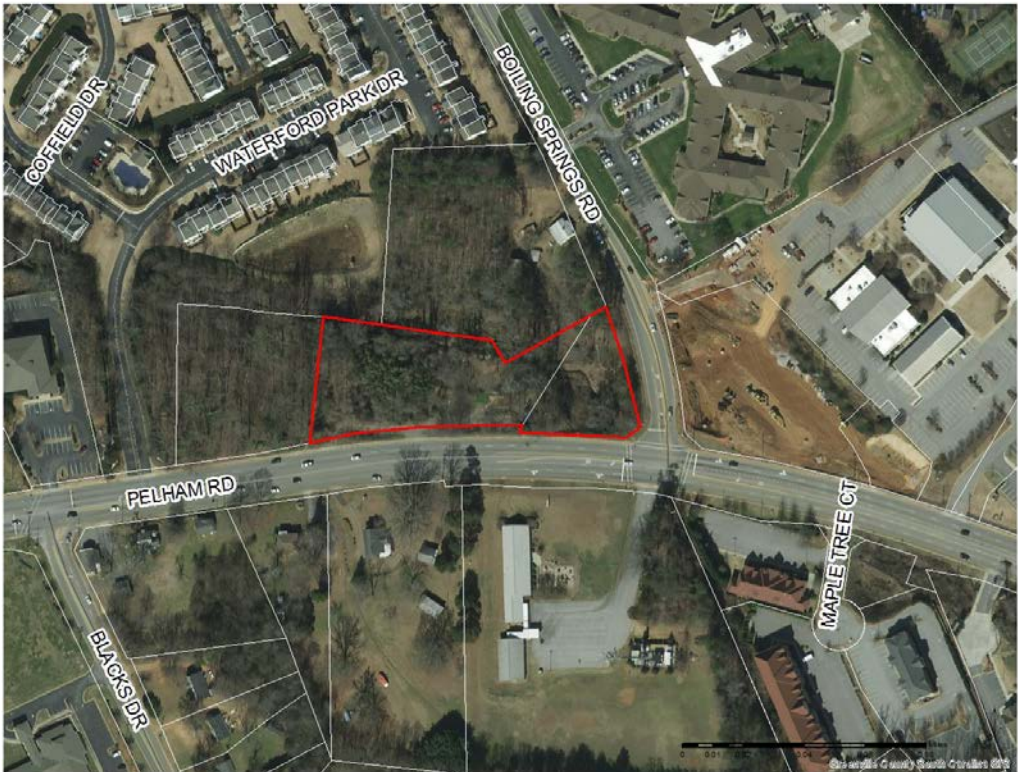
- Reduce overall building scale and form through the use of architectural design elements proportional to surrounding buildings in the area.
- Reduce the monument sign to eight (8) feet in height.

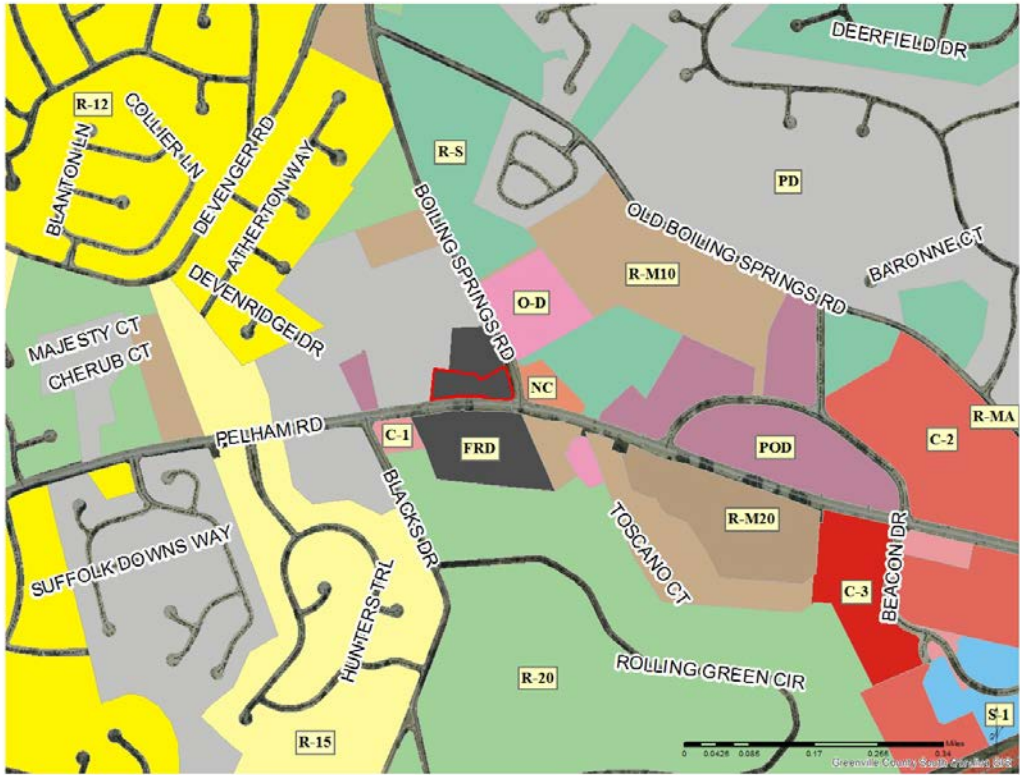
The Planning Commission recommended approval with the following amended condition:

- To reduce the monument sign to ten (10) feet in height.



Aerial Photography, 2016





Zoning Map





Future Land Use Map