

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCP REC.	P&D REC.	COUNCIL ACTION
CZ-2021-87	Greg Minton of Enigma Corporation, LLC for Linda G. Whiteman Revocable Trust Pelham Rd 0533040101501 PD, Planned Development District to PD-MC, Planned Development District, Major Change	21	Approval with Condition	Approval with Condition 9-22-21	Approval with Condition 10-4-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> PD was established in 1992 for an office development Will keep the office use of the current PD, but will allow for the addition of a car wash to accommodate the proposed addition to the adjacent car wash. There has always been cross access for the subject parcel and the adjacent parcel with a car wash <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Green Charter School. The property is not along any bus routes. There are sidewalks along the subject property.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing an Automobile Wash. Since the approved PD-R via CZ-91-102 only permits uses of the O-D, Office District, a major modification to allow for this additional use is necessary. The site consists of one parcel consisting of 1.51 acres that will consist of an expansion of the existing Automobile Wash located on the adjacent parcel to the east.</p> <p>Proposed Land Uses:</p> <p>The applicant is proposing an expansion of the Automobile Wash and associated appurtenances and facilities on the adjacent parcel to the east, specifically to add additional vacuum stalls.</p> <p>ARCHITECTURAL DESIGN:</p> <p>No new structures are proposed as part of this expansion. No changes to the previous major modification, CZ-91-102, regarding architectural style are proposed.</p> <p>Access and Parking:</p> <p>The site will be accessed off Pelham Road via a new right-in/right-out access with connectivity to the existing Automobile Wash on the adjacent parcel to the east.</p> <p>Landscaping and Buffering:</p> <p>No changes to the previous major modification regarding landscaping and buffering are proposed.</p>					

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Signage and Lighting:

The applicant states that site lighting will match the existing lighting of the Automobile Wash on the adjacent parcel. Light poles up to 16' may be utilized. Light fixtures will be full-cutoff and shall not create light trespass onto adjoining properties exceeding what is allowed by code. The applicant states all proposed signage will comply with the Greenville County Sign Ordinance. The proposed sign will not exceed 20 square feet in area and 8 feet in height.

SUMMARY

The subject parcel is zoned PD, Planned Development and 1.51 acres of land located on Pelham Rd., and is approximately 0.12 miles west of the intersection of Pelham Rd. and Boiling Springs Rd. The parcel has approximately 235 feet of frontage along Pelham Rd. The applicant is requesting to rezone the property to PD-MC, Planned Development, Major Change.

The applicant states that the proposed land use is an expansion of the existing Automobile Wash located on the adjacent parcel to the east.

CONCLUSION

The subject parcel, zoned PD, Planned Development, is located along Pelham Road, a five-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to PD-MC, Planned Development, Major Change to allow for an expansion of the existing use on the adjacent parcel not allowed under the current zoning is consistent with surrounding land uses and would not have an adverse impact on this area. The development will have to meet the following condition:

1. Submit a site plan for review and approval prior to the issuance of and land development or building permits.

Based on these reasons, staff recommends approval of the requested rezoning to PD-MC, Planned Development, Major Change with the aforementioned condition.