

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD 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		
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 Comprehensive Plan</u>, 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>					

Zoning Docket from September 20, 2021 Public Hearing

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.

Zoning Docket from September 20, 2021 Public Hearing

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-87

APPLICANT: Greg Minton of Enigma Corporation, LLC for Linda G. Whiteman Revocable Trust

PROPERTY LOCATION: 2319 Pelham Rd

PIN/TMS#(s): 0533040101501

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD-MC, Planned Development, Major Change

PROPOSED LAND USE: Automobile Wash

ACREAGE: 1.51

COUNCIL DISTRICT: 21 – Harrison

Zoning Docket from September 20, 2021 Public Hearing

ZONING HISTORY: This parcel was originally zoned R-20, Single-family Residential in May 1970 as part of Area 1. There has been one successful rezoning request for this property: CZ-91-102, from R-20, Single-family Residential, to PD-R-MC, Planned Development Residential, Major Change. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	Single-Family Residential
East	FRD	Car Wash
South	FRD, C-1	Single-Family Residential, vacant land
West	PD	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

DENSITY WORKSHEET:

The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	PD	0 units/acre	1.51	0 units
Requested	PD-MC	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Pelham Road is a five-lane State-maintained arterial road. The parcel has approximately 235 feet of frontage along Pelham Road. The parcel is approximately 0.12 miles west of the intersection of Pelham Road and Boiling Springs Road. The property is not along a bus route. There are sidewalks in the area.

Zoning Docket from September 20, 2021 Public Hearing

Location of Traffic Count	Distance to Site	2011	2014	2019
Pelham Road	7,780' W	19,700	19,700 0%	21,100 +7.11%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Green Charter School.

REVIEW DISTRICT DETAILS:

Project Information:

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.

Proposed Land Uses:

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.

ARCHITECTURAL DESIGN:

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.

Access and Parking:

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.

Landscaping and Buffering:

No changes to the previous major modification, CZ-91-102, regarding landscaping and buffering are proposed.

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.

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

Zoning Docket from September 20, 2021 Public Hearing

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.

STAFF

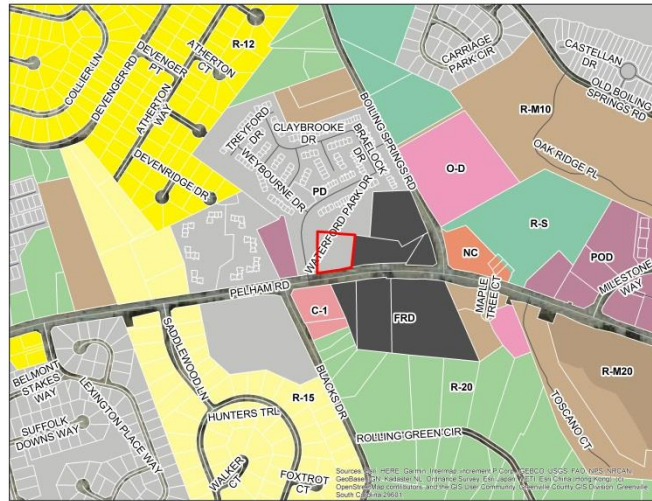
RECOMMENDATION:

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

Zoning Docket from September 20, 2021 Public Hearing



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map