

**Zoning Docket from August 14<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-056	Carson Barklow of St. Clair Signs for J & A Management Group, LLC 3900 D S Hwy 14 & Vaughn Rd. 0539030101317 PD, Planned Development District to PD – MC, Planned Development District – Major Change	21	Approval with condition			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 14<sup>th</sup>, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>- Property is located in the Maxwell Point Planned Development</li> <li>- The current signage allowance is significantly low</li> <li>- Requesting to increase the signage availability, other color options, and the ability to have an additional sign</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> Petition –</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of .184 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Center</i>. The subject property is not part of any area or community plans.</li> <li>• Highway 14 is a two to six-lane State-maintained arterial road and the parcel has no road frontage along it. Vaughn Road is a two-lane County-maintained local road and the parcel has approximately 97 feet of road frontage along it. The parcel is approximately 0.25 miles north of the intersection of Highway 14 and Woodruff Road The property is not along a bus route. There is an existing sidewalk along Highway 14, though the parcel does not immediately abut that road.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Langston Charter Middle School is located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to PD – MC, Planned Development – Major Change. The applicant is proposing a change to the Statement of Intent for signage.</li> </ul> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b> The applicant is proposing changes to the Statement of Intent for signage. No changes to the uses or other architectural details are proposed.</p> <p><b>Proposed Land Uses:</b> No changes to the uses or other architectural details are proposed.</p> <p><b>ARCHITECTURAL DESIGN:</b></p>					

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The applicant is proposing changes to signage only. No access, parking, landscaping, buffering, or lighting changes are proposed.

**ACCESS AND PARKING:**

The applicant is proposing no changes to access and/or parking.

**SIGNAGE:**

The applicant is proposing to amend the sign requirements of Maxwell Pointe only for the Hopkins Eye Center located on parcel 0539030101317. The amendment would change the maximum sign size to 9' by 21', but not to exceed 20% of wall surface area or 200sf. for all combined signage. Allowable materials would be expanded to wood, metal, or plastic using neutral colors to blend into to the existing theme of Maxwell Pointe. No more than two wall signs would be permitted per building.

**CONCLUSION and RECOMMENDATION**

The subject parcel, zoned PD, Planned Development District is located along Highway 14, a two to six-lane State-maintained arterial road and Vaughn Road, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to PD-MC, Planned Development Major Change, to revise the Statement of Intent altering the signage standards would not have an adverse impact on the surrounding properties.

The development would have to meet the following conditions:

1. Submit a Sign Permit Application for review.

Based on these reasons, Staff recommends approval of the requested rezoning to PD-MC, Planned Development District - Major Change.



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2023-056

**APPLICANT:** Carson Barklow of St. Clair Signs for J & A Management Group, LLC

**PROPERTY LOCATION:** 3900 D S Hwy 14 & Vaughn Rd., Greenville, SC 29615

**PIN/TMS#(s):** 0539030101317

**EXISTING ZONING:** PD, Planned Development District

**REQUESTED ZONING:** PD-MC, Planned Development District – Major Change

**PROPOSED LAND USE:** Medical Office

**ACREAGE:** .184

**COUNCIL DISTRICT:** 21 – Harrison

**ZONING HISTORY:** The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2. There was a successful PD, Planned Development rezoning request for this parcel in 1982, CZ-1982-033. There was a successful PD, Planned Development Major Change request for this parcel in 1983, CZ-1983-077. There was a successful C-2, Commercial rezoning request for a portion of this parcel in 1987, CZ-1987-003. There was a successful PD, Planned Development Major Change request for this parcel in 1990, CZ-1990-124. There was a successful PD, Planned Development Major Change request for this parcel in 1994, CZ-1994-083. There was a successful PD, Planned Development Major Change request for this parcel in 2019, CZ-2019-075.

**EXISTING LAND USE:** Medical Office

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	PD	Parking
South	PD	Medical/Business Office
West	R-S	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer is accessible

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

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

**ROADS AND TRAFFIC:**

Highway 14 is a two to six-lane State-maintained arterial road and the parcel has no road frontage along it. Vaughn Road is a two-lane County-maintained local road and the parcel has approximately 97 feet of road frontage along it. The parcel is approximately 0.25 miles north of the intersection of Highway 14 and Woodruff Road. The property is not along a bus route. There is an existing sidewalk along Highway 14, though the parcel does not immediately abut that road.

Location of Traffic Count	Distance to Site	2018	2019	2021
Highway 14	7,000' NE	17,400	17,700 +1.72%	13,500 -23.73%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Langston Charter Middle School is located within one mile of the site.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing changes to the Statement of Intent for signage. No changes to the uses or other architectural details are proposed.

**Proposed Land Uses:**

The applicant is proposing changes to the Statement of Intent for signage. No changes to the uses or other architectural details are proposed.

**Architectural Design:**

The applicant is proposing changes to signage only. No access, parking, landscaping, buffering, or lighting changes are proposed.

**Signage:**

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**CONCLUSION:**

The subject parcel, zoned PD, Planned Development District is located along Highway 14, a two to six-lane State-maintained arterial road and Vaughn Road, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to PD-MC, Planned Development Major Change, to revise the Statement of Intent altering the signage standards would not have an adverse impact on the surrounding properties.

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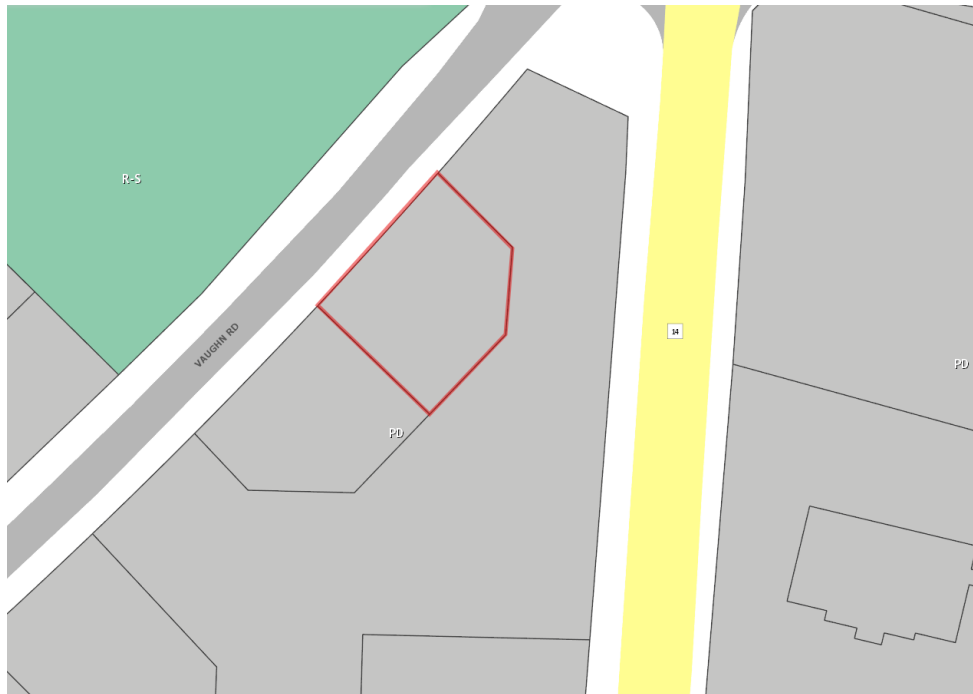
**STAFF**

**RECOMMENDATION:**

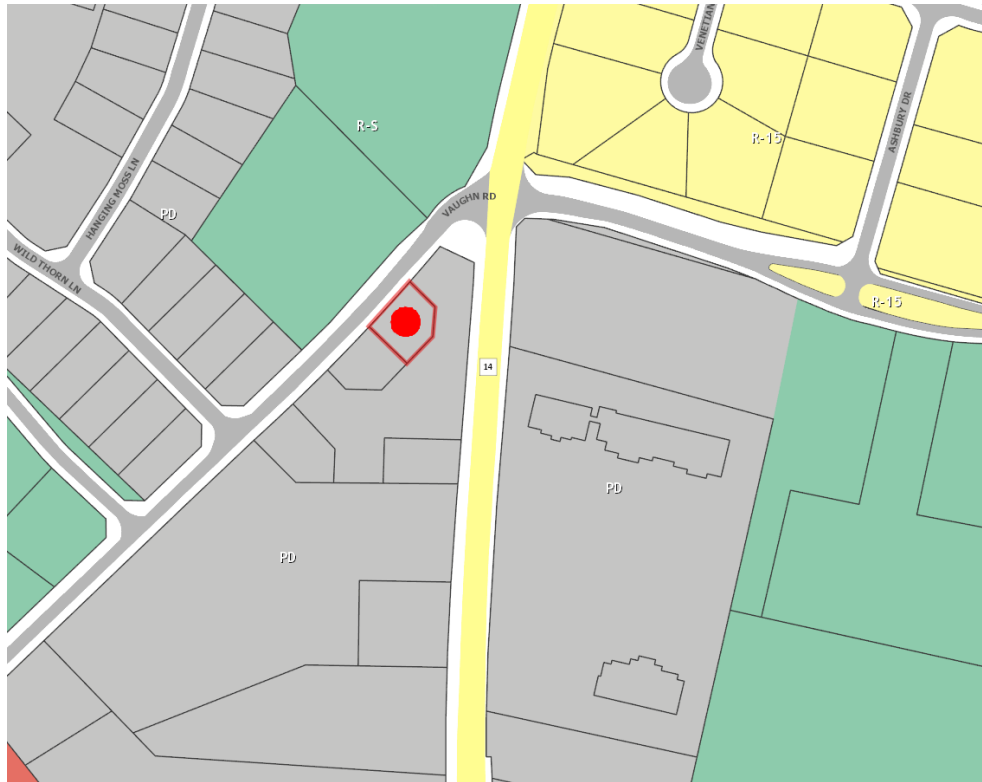
Based on these reasons, Staff recommends approval of the requested rezoning to PD-MC, Planned Development District Major Change with the aforementioned condition.



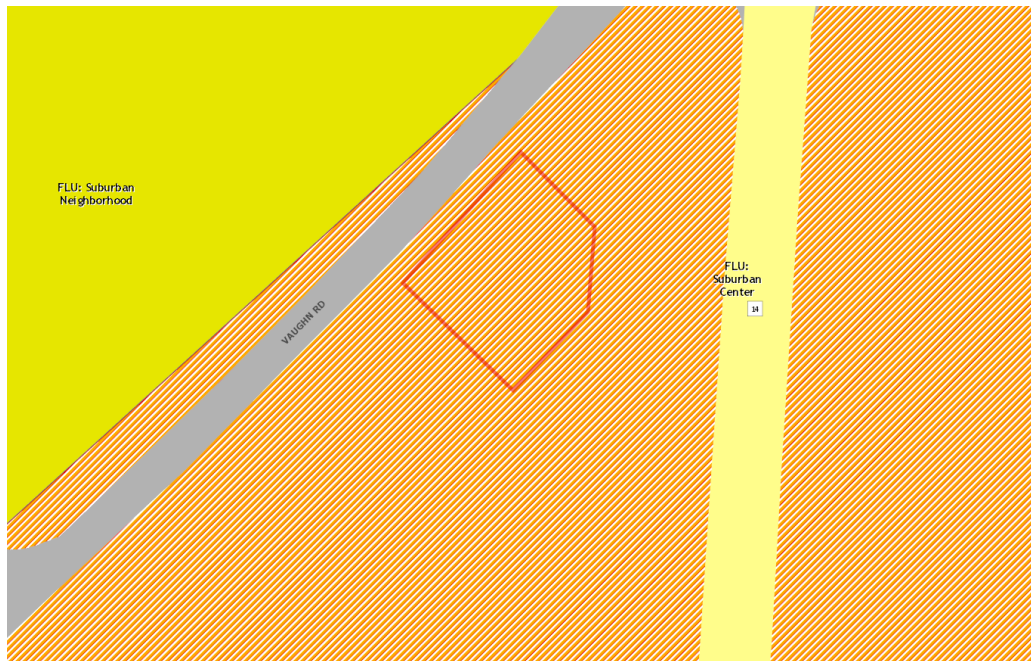
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map