

**ZONING DOCKETS FROM JANUARY 23, 2013 GCPC MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-3	Thomas B. Benjamin, AIA 624 Howell Road (Howell Ridge Center) PD to PD (Major Change) 0541030101601	22	A	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2013 were:</b></p> <p><u>Speakers For</u> (1) Would like a free standing sign similar to those in the area, including some in the development</p> <p><u>Speakers Against</u> (1)</p>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
<b>Staff Report</b>	<p>As originally approved, the signage plan for Howell Ridge would be limited to “low profile and wood-routed for the monument and facade signage”. The signage did not include individual tenant signs for each business in the development.</p> <p>Since the development of this center, signage and styles have changed in the area, including a new signage plan approved by County Council in 2009 for Howell Ridge PD. This change was not included in that plan. McDonald’s, which is part of this Planned Development, has free standing signage, as do the commercial businesses across Howell Road. Although these signs in the area are mostly pole signs, the proposal is for a monument sign in keeping with the design typically seen in a Planned Development.</p> <p>Staff is of the opinion the proposed monument signage for Howell Ridge is appropriate in design, scale, and materials with typical Planned Development signage and recommends approval of the major change.</p>					

## **Planning Report**

**DOCKET NUMBER:** CZ-2013-3

**APPLICANT:** Thomas B. Benjamin, AIA

**PROPERTY LOCATION:** 624 Howell Road (Howell Ridge Center)

**PIN/TMS#(s):** 0541030101601

**EXISTING ZONING:** PD, Planned Development

**REQUESTED ZONING:** PD, Planned Development (Major Change for Signage Only)

**ACREAGE:** 0.5

**COUNCIL DISTRICT:** 22 – Taylor

**ZONING HISTORY:** The subject parcel is part of Howell Ridge Planned Development, which was created in 1984. The original zoning on the property was R-20, Single-Family Residential, and O-D, Office District. There have been no rezoning requests for the subject parcel.

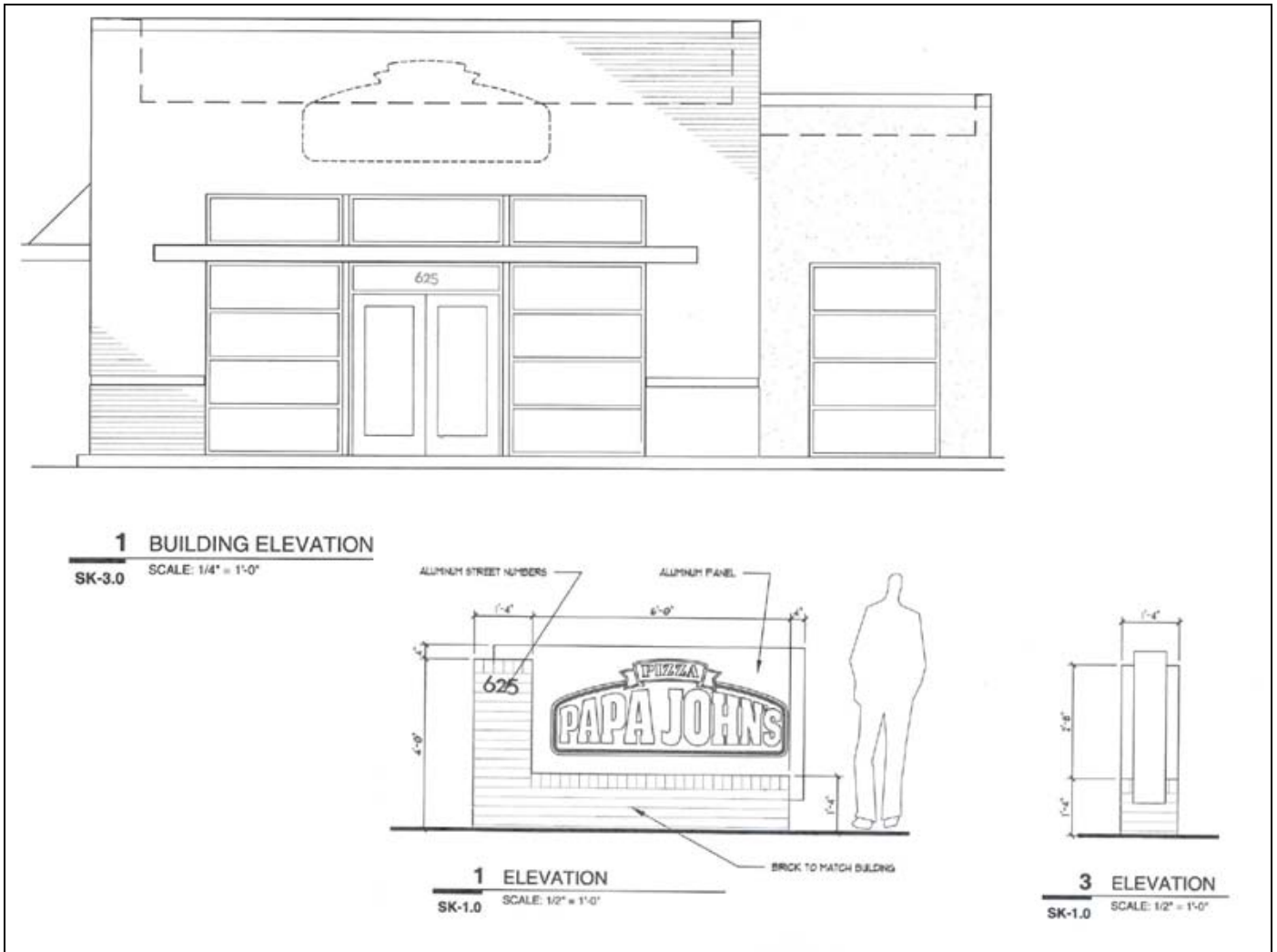
**EXISTING LAND USE:** Papa John’s Pizza restaurant under construction

**AREA CHARACTERISTICS:** Commercial uses

North: PD, Planned Development, Howell Ridge PD  
East: C-1, Commercial, Bi-Lo shopping center  
South: PD, Planned Development, Howell Ridge PD (McDonald’s)  
West: PD, Planned Development, Howell Ridge PD

**ROADS:** Howell Road: 4-lane, undivided SCDOT maintained, with no sidewalks in front of this portion of the development

**SUMMARY** The parcel is zoned PD, Planned Development. A Papa John’s Pizza restaurant is currently under construction at the site. The request is for approval of the sign package for the site, including allowing the site to have its own free standing signage rather than be a part of the group sign on the adjacent parcel to the north. The McDonald’s to the south is also part of this Planned Development. When the property was zoned PD, Planned Development, McDonald’s was permitted to have free standing signage.



## CONCLUSION

As originally approved, the signage plan for Howell Ridge would be limited to “low profile and wood-routed for the monument and facade signage”. The signage did not include individual tenant signs for each business in the development.

Since the development of this center, signage and styles have changed in the area, including a new signage plan approved by County Council in 2009 for Howell Ridge PD. This change was not included in that plan. McDonald’s, which is part of this Planned Development, has free standing signage, as do the commercial businesses across Howell Road. Although these signs in the area are mostly pole signs, the proposal is for a monument sign in keeping with the design typically seen in a Planned Development.

Staff is of the opinion the proposed monument signage for Howell Ridge is appropriate in design, scale, and materials with typical Planned Development signage and recommends approval of the major change.

