

**ZONING DOCKETS FROM MARCH 27, 2013 GCPC MEETING**

| Docket Number   | Applicant   | CC DIST. | STAFF REC.   | GCPC REC.    | P&D REC. | COUNCIL ACTION                                |
|-----------------|---|----------|--------------|--------------|----------|---|
| CZ-2013-15      | John Meeks<br>Batesville Road and Hwy. 14<br>PD (Major Sign Change)<br>0530010100901,<br>0530040100443,<br>0530040100442,<br>0530040100439,<br>0530040100438,<br>0530040100432, and<br>05330040100433   | 21       | A<br>w/Conds | A<br>w/conds |          |   |
| Public Comments | <p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Would like to change to C-2 zoning signage criteria</li> <li>(2) Area is all commercial</li> <li>(3) PD allows C-2 uses</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) None</li> </ul>  |          |              |              |          | Petition/Letter<br><br>For –<br><br>Against – |
| Staff Report    | <p>As originally approved, the signage plan for Pelham Falls PD limits wall signs to box style no larger than 4' x 12'. The existing signage plan does not include individual freestanding tenant signs for each business in the development. There are two group signs and one individual freestanding tenant sign currently permitted.</p> <p>Since the development of this center, the character of this area has changed. The other corners of the intersection as well as the property to the north have been developed with commercial uses. The request to change to C-2, Commercial, signage, would not only allow new building signage, but also allow billboards, two freestanding signs per street front, projecting signs, window signs, and mobile signs. However, because this property is zoned PD, Planned Development, Staff is of the opinion it should be held to a higher signage standard. Therefore, Staff is of the opinion a signage change is appropriate at this location with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Monument signage is limited to the existing free standing signage on site, but may be rebuilt at the same scale (height and width) and location.</li> <li>2. Building signage can remain as permitted in the original PD with the current signs on site allowed to remain, be replaced, or be refaced with the same style of signage.</li> <li>3. Tenants may change to channel letters not to exceed 48 square feet per sign per tenant space. Corner tenants with secondary frontage are permitted to have an additional building sign on the side of their unit. In addition, if a tenant occupies what is equal to more than one tenant space, they may increase the size of their front sign only by 100% of the maximum allowable or 96 square feet.</li> <li>4. No electronic reader boards are permitted.</li> </ol> |          |              |              |          |   |
| GCPC            | <p>The Greenville County Planning Commission approved the applicant's request with the following conditions.</p> <ol style="list-style-type: none"> <li>1. Existing free standing signage on the site may be rebuilt at the same scale (height and width) and location with one additional free standing sign for each of the two strip shopping buildings permitted, one for the vacant parcel, and a free standing sign for the day care.</li> <li>2. Building signage can remain as permitted in the original PD with the current signs on site allowed to remain, be replaced, or be refaced with the same style of signage.</li> <li>3. Tenants may change to channel letters not to exceed 48 square feet per sign per tenant space. Corner tenants with secondary frontage are permitted to have an additional building sign on the side of their unit. In addition, if a tenant occupies what is equal to more than one tenant space, they may increase the size of their sign(s) by 100% of the</li> </ol>   |          |              |              |          |   |

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|  | maximum allowable or 96 square feet.<br>4. No electronic reader boards are permitted. |
|  |   |

**Planning Report**

**DOCKET NUMBER:** CZ-2013-15

**APPLICANT:** John Meeks

**PROPERTY LOCATION:** Batesville Road and Highway 14

**PIN/TMS#(s):** 0530010100901, 0530040100443, 0530040100442, 0530040100439, 0530040100438, 0530040100432, and 05330040100433

**EXISTING ZONING:** PD, Planned Development

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

**ACREAGE:** 5.67

**COUNCIL DISTRICT:** 21 – Burns

**ZONING HISTORY:** The subject parcels are part of Pelham Falls Planned Development, which was created in 1988. There have been no rezoning requests for the subject parcels.

**EXISTING LAND USE:** Various retail and office businesses

**AREA CHARACTERISTICS:** Commercial uses at the intersection  
North: C-3, Commercial, shopping center  
East: PD, Planned Development, and R-S, Residential Suburban, Pelham Falls Subdivision and a cemetery  
South: C-1, Commercial, office building  
West: C-2, Commercial, and C-3, Commercial, various businesses

**ROADS:** Batesville Road: 2-lane, undivided SCDOT maintained, with no sidewalks in front of this portion of the development; turn lanes at intersection and GPATS has plans to relocate and widen Batesville Road south of this rezoning

**SUMMARY** The parcel is zoned PD, Planned Development. Several businesses, including Bubba Annie’s are located on site. The request is for approval of a new sign plan for the site. The plan requests signage consistent with the signage allowable per the county sign ordinance for the C-2, Commercial, district.

## CONCLUSION

As originally approved, the signage plan for Pelham Falls PD limits wall signs to box style no larger than 4' x 12'. The existing signage plan does not include individual freestanding tenant signs for each business in the development. There are two group signs and one individual freestanding tenant sign currently permitted.

Since the development of this center, the character of this area has changed. The other corners of the intersection as well as the property to the north have been developed with commercial uses. The request to change to C-2, Commercial, signage, would not only allow new building signage, but also allow billboards, two freestanding signs per street front, projecting signs, window signs, and mobile signs. However, because this property is zoned PD, Planned Development, Staff is of the opinion it should be held to a higher signage standard. Therefore, Staff is of the opinion a signage change is appropriate at this location with the following conditions:

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