

**ZONING DOCKETS FROM JUNE 26, 2013 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2013-26</b>	QuikTrip Corporation N. Pleasantburg Dr @ Montebello Dr PD to C-3 0183030100400	23	A	D		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Applicant has met with homeowners and association to propose restricting remainder of acreage of property to provide assurances over uses and look</li> <li>(2) Would like to get a signal at Montebello Drive</li> <li>(3) Will maintain look of Montebello through a tree lined buffer and possibly move the gate further into the neighborhood</li> <li>(4) Will build a monument sign and pay for legal fees for Montebello</li> <li>(5) No objection to these changes given commercial nature of the land in Montebello</li> <li>(6) User is a good neighbor</li> <li>(7) Long time resident and consider if a privilege to be next to this use</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Good user, but private property rights of the Montebello residents are more important</li> <li>(2) Not a lot of communication with residents about this issue, just the HOA</li> <li>(3) Traffic is awful in this area already</li> <li>(4) Bank of lights will occur</li> <li>(5) Noise will be terrible</li> <li>(6) People will try to come through Montebello's gate</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
<b>Staff Report</b>	<p>The subject parcel was originally zoned C-2, Commercial, as part of the zoning of Area 1 in May 1970. As such, the need for commercial development along this corridor was recognized and zoned accordingly. In 2001, this property was rezoned and included in the Montebello Planned Development. As part of Montebello, this property is currently subject to an additional level of review when a permit is desired through the Final Development Plan process. During this process, staff reviews all permit and construction requests for compliance with the Statement of Intent and Concept Plan of the Montebello Planned Development, primarily the architectural style. The use of this property has always been commercial in nature since zoning began in Greenville County. The request does not change the use of this property, but would allow any architectural style to be built as it would no longer be a part of the Italian themed development of Montebello. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.</p>					
<b>GCPC</b>	<p>The Planning Commission denied the applicant's request stating the desired use could be achieved in the Planned Development and by doing so would not set a precedent for taking property out of a Planned Development when it was not necessary.</p>					

## **Planning Report**

**DOCKET NUMBER:** CZ-2013-26

**APPLICANT:** QuikTrip Corporation

**PROPERTY LOCATION:** N. Pleasantburg Drive at Montebello Drive

**PIN/TMS#(s):** 0183030100400

**EXISTING ZONING:** PD, Planned Development

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 7.3

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The property was originally zoned C-2, Commercial, as part of Area 1 in May 1970. In 2001, the property was added to the Montebello Planned Development and rezoned to PD, Planned Development, to allow for commercial development within the boundary of Montebello.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:** Various commercial uses along N. Pleasantburg Drive  
North: PD, Planned Development, vacant  
East: PD, Planned Development, vacant  
South: C-3, Commercial, strip commercial center (City of Greenville)  
West: R-12, Single-Family Residential, single-family residences

**WATER AVAILABILITY:** Greenville

**SEWER AVAILABILITY:** Parker

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3 on a Community Corridor

**ROADS:** N. Pleasantburg Drive: 7-lane, SCDOT maintained road with sidewalks on both sides  
Montebello Drive: 2-lane, private road with no sidewalks

**TRAFFIC IMPACT:** Traffic generated from the site can vary greatly due to the wide variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located approximately one-half mile to the west in front of Cherrydale Shopping Center. The 2011 traffic count was 34,600 average daily trips. Traffic volumes have decreased by approximately 3 percent over the past 5 years at this location.

## **SUMMARY**

The property is zoned PD, Planned Development, and is part of Montebello. The current zoning allows for commercial development within a specific architectural framework consistent with the Statement of Intent and Concept Plan of the Planned Development. The request is for C-3, Commercial, a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents

## **CONCLUSION**

The subject parcel was originally zoned C-2, Commercial, as part of the zoning of Area 1 in May 1970. As such, the need for commercial development along this corridor was recognized and zoned accordingly. In 2001, this property was rezoned and included in the Montebello Planned Development. As part of Montebello, this property is currently subject to an additional level of review when a permit is desired through the Final Development Plan process. During this process, staff reviews all permit and construction requests for compliance with the Statement of Intent and Concept Plan of the Montebello Planned Development, primarily the architectural style. The use of this property has always been commercial in nature since zoning began in Greenville County. The request does not change the use of this property, but would allow any architectural style to be built as it would no longer be a part of the Italian themed development of Montebello. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.

