RESOLUTION NO. 2005-52

A RESOLUTION

TO DECLARE THE CITY COUNCIL’S INTENT FOR THE FUTURE PLANNING AND DEVELOPMENT OF PROPERTIES IN THE CITY’S JURISDICTION IN THE VICINITY OF PELHAM ROAD AND ROPER MOUNTAIN ROAD EXTENSION.

WHEREAS, City Council has before it a proposal to annex three parcels located at the intersection of Pelham Road and Roper Mountain Road Extension and to provide for them a classification of Neighborhood Commercial (C-1N); and

WHEREAS, the unusual configuration of the property location and its proximity to established single family residential properties has resulted in many area residents expressing their concerns about commercial uses in the vicinity constituting a threat to the continued viability of nearby single family residential uses; and

WHEREAS, City Council has undertaken a review of existing jurisdictional boundaries, the existing surrounding uses and the need to stabilize development in the vicinity; and

WHEREAS, City Council has received from the Greenville County Planning Commission Staff a draft land use plan, which shows two of the three subject parcels as being designated as a part of an area to be “transitional mixed use;” and

WHEREAS, City Council has also noted that a change, if any, for the intersection property should be carefully undertaken by providing for a site specific plan addressing structural design, good landscaping for appearances and for buffers, and meaningful limitations on ingress, egress, and internal movement of vehicles and pedestrians; and

WHEREAS, Council desires to declare its respect for existing and planned uses for the properties in the vicinity of Roper Mountain Road Extension and Pelham Road in a manner similar to the draft land use submitted by the Greenville County Planning Commission Staff.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, that the residential and office use character of the Pelham Road and Roper Mountain Road Extension area should be respected in all future development, whether within or outside the City’s jurisdiction. The City’s future jurisdictional growth, if any, in the area should incorporate the goal of preserving that character. Should City Council elect to include within the City’s boundaries the property at the intersection of Pelham Road and Roper Mountain Road Extension, there must be a classification for it which assures City Planning Commission approval for the design features of the structure, the configuration of ingress, egress, and internal circulation of vehicular and pedestrian traffic, the establishment of attractive landscaping features, and landscaping buffers of adjacent properties. Thereafter, any future jurisdictional growth in the area should be in accordance with the map which is attached to this Resolution and which is based upon the draft future land use plan submitted by the Greenville County Planning Commission Staff. City Council does not endorse uncontrolled commercial intrusion into residential areas along Pelham Road and Roper Mountain Road Extension as a means of future grown of city boundaries.
RESOLUTION NO. 2005-52

RESOLVED THIS 8TH DAY OF SEPTEMBER, 2005.

Mayor

Attest:

City Clerk
AN ORDINANCE No. 4025

AN ORDINANCE TO AMEND THE GREENVILLE COUNTY COMPREHENSIVE PLAN IN THE PELHAM ROAD CORRIDOR STUDY AS AMENDED (CZ-2005-112)

WHEREAS, in 1999, the County Council of Greenville County previously adopted the Greenville County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with Section 6-29-510, et seq., of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, in 2006, the Greenville County Planning Commission has acted pursuant to S.C. Code Ann. § 6-29-520 (B), by Resolution to recommend an amendment to the Future Land Use Map of the County’s Comprehensive Plan in the Pelham Road Corridor Study as amended, attached hereto and incorporated herein by reference as Exhibit “A”, be adopted by Greenville County.

NOW, THEREFORE, BE IT ORDAINED by the County Council of Greenville County:

Section 1. Adoption of Comprehensive Plan Amendment. The County Council of Greenville County, South Carolina, hereby adopts an amendment to the Future Land Use Map of the Comprehensive Plan, as set forth in Exhibit “A” attached hereto, in accordance with Section 6-29-510, et. seq., of the Code of Laws of South Carolina, 1976, as amended.

Section 2. Effective Date. This ordinance shall take effect one (1) day after final approval (3rd Reading) of this Ordinance.

DONE IN REGULAR MEETING THIS DAY 20th OF JUNE, 2006.

Herman G. Kershaw, Jr., Chairman
Greenville County Council

Joseph M. Kershaw
Greenville County Administrator

ATTEST:

Theresa B. Kizer
Clerk to County Council
Pelham Road Corridor Plan
Approved June 2006

Legend
- Commercial
- Residential
- Mixed Use
- Office
- Medium Density Residential
- Low Density Single Family Residential

Land Use Map Zoning Classifications

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<th>Land Use Category</th>
<th>County Zoning</th>
<th>City Zoning</th>
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