

Zoning Docket from August 14th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC 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	Approval with condition 8-23-23	Approval with condition 9-18-23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14th, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> - Property is located in the Maxwell Point Planned Development - The current signage allowance is significantly low - Requesting to increase the signage availability, other color options, and the ability to have an additional sign <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: Petition –</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of .184 acres. • 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. • 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. • 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. • 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. <p>REVIEW DISTRICT DETAILS:</p> <p>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.</p> <p>Proposed Land Uses: No changes to the uses or other architectural details are proposed.</p> <p>ARCHITECTURAL DESIGN:</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.