

ZONING DOCKETS FROM MARCH 4, 2013 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-6	Savannah, LLC Pelham/Boiling Springs Road R-20 to FRD 0533040102000, 0533040101700, and 0533040101600	21	A with Conds	A with conds. See below	A with Conds. from GCPC See below	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 18, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to complete the original idea for this corner by adding neighborhood commercial (2) Original plan was to have the townhomes to the rear served by a commercial area they can walk to (3) Presents slide show detailing plans (4) Understands there are some site constraints with ingress/egress and the stream, but willing to work with the authorities during the design phase on these issues <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Concerned about the domino affect on Pelham if this is approved (2) Traffic is already terrible (3) Questioned council on upholding the line of no more commercial after Boiling Springs Road and why they rezoned the Dawg's on Pelham site at the intersection of Blacks and Pelham 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The immediate area is characterized by office uses to the east and residential uses to the north and west. Staff has consistently recommended against commercial development to the west of Boiling Springs Road. However, the Imagine Greenville County Future Land Use Map and development in the area may allow for non-residential development on these parcels with the majority of the site in a Neighborhood Corridor with POD, Planned Office District, uses preferred. The Staff is of the opinion the concept plan should create connectivity to the adjacent parcels. In addition, because this development is being submitted as an FRD, Flexible Review District, with residential style architecture and neighborhood friendly uses, the Staff is of the opinion a more appropriate transition to the residential uses in the immediate adjacent area are office uses rather than commercial. In addition, access points may need to be limited to reduce the impact on traffic at the intersection. Based on the aforementioned considerations, staff recommends approval of the request with the following conditions:</p> <ul style="list-style-type: none"> 1. Uses in this development are limited to those in the POD, Planned Office District, classification and all residential uses. 2. Pedestrian access to the adjacent townhome development must be provided and sidewalks must be provided along the exterior of the development. 3. A stub out to the property zoned PD, Planned Development, to the west currently approved for offices shall be provided. 4. Setbacks along the entire exterior boundary shall be 25'. 5. Access shall be limited to one on Pelham Road and two on Boiling Springs Road with driveways aligning with existing drives across the street if possible. 6. Storm water controls should be shown on the Final Development Plan. In addition, coordinating with the appropriate authorities, including the Army Corps of Engineers, will be necessary to complete work near and around the designated blue line streams on the property. 					
GCPC	<p>The Planning Commission members approved the applicant's request with conditions 2, 3, 4, 5 and 6 as recommended by staff.</p>					