

Zoning Docket from June 1, 2015 P and D Committee Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-25	Chris LaMack for Food Lion, LLC and Willie James & Dorothy Johnson SW quadrant of East Woodruff Road at Lee Vaughn Road PD & R-S to PD (Major Change) 0550010102300 and 0550010102301 15.92 acres	23	Approval with condition	Approval with condition	Approval with condition	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 18, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant – Chris LaMack <ol style="list-style-type: none"> a) Used East Woodruff Road Area Plan as a guide for location and orientation of building and parking. b) 45,000 sq. ft. is minimum size of anchor grocer to accommodate in store amenities that are critical to store’s function. c) Retail structures have been moved forward to reduce visibility of parking. d) Anchor building has been oriented towards Woodruff Rd to reduce impact of service areas. e) Fuel station internally accessible, with limited hours matching grocer hours. 2) Other speakers <ol style="list-style-type: none"> a) Good for community to have local services. b) Should help relieve traffic to/from Five Forks area. <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> a) Only two lane roads not intended for additional traffic including trucks servicing commercial uses brought by development. b) Worried about the traffic and environmental hazards associated with a grocer and gas sales in a residential area. 					<p>Petition/Letter For: 2</p> <p>Against: none</p>
Staff Report	<p>The subject property is 15.92 acres of sloping, partially wooded property. Approximately 695 feet of frontage exists along Woodruff Road and about 900 feet of frontage among two locations along Lee Vaughn Road.</p> <p>The subject parcel is currently zoned PD (Planned Development) and R-S (Residential Suburban); this application is requesting a major change to the 2006 PD. The existing PD includes a total of 54,600 sq ft commercial: 38,000 sq ft, 15,400 sq ft, and 1,200 sq ft for three separate buildings. Further the PD provides dedicated 7 acres of green space for Greenville County Recreational Use with future access connection to parcel 0550010102311 located to the west of the subject site and parcel 0550010102301 which is part of the current PD application.</p> <p>The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing</p>					

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	<p>some of the restrictions of conventional zoning. The PD district provides a mechanism for County Council and the Applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.</p> <p>The proposed uses are Retail Shopping Center and open space, passive recreation.</p>
Planning Commission	<p>A condition of the approval included an additional connection to parcel to the west, either in front of or behind the proposed gas station.</p>
P & D Committee	<p>A condition of the approval included an additional connection to parcel to the west, either in front of or behind the proposed gas station.</p>