

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-2015-34	Kevin Sobel for Betty Jan Allen, Trustee 2536 Woodruff Road POD to FRD 0531030103300 5.35 acres	28	Denial	Denial	Denial	
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) For Applicant- Chris Cappellini (powerpoint presentation) <ul style="list-style-type: none"> • Substantial growth in area • Result of neighborhood meeting, moved trash receptacle, timing and number of deliveries, no traffic impact analysis required • 0.75 ac of open space in addition to detention area • 25ft buffer • No light trespass to rear, shielded lights in front • 200 additional daily traffic trips at peak • 33’ height at apex of building, 14’ at rear 2) Payton Reed (NGP, consultant) <ul style="list-style-type: none"> • Lidl is the grocer looking at this site • Not 24-hours, hours not determined 3) Lynn Tiner (on behalf of owner) <ul style="list-style-type: none"> • Inquiries on the property have been 90-95% of time about commercial use • Hardship is not being able to sell property <p><u>Speakers Against- about 40 in attendance</u></p> <ol style="list-style-type: none"> 1. Jennifer SanFilippo <ul style="list-style-type: none"> • Currently raising a family near shopping area, but well buffered • EWRAP preserved home value, which could be reduced by 10-15% with approved application • Lidl should find another property • Accident rate with significant fatalities • No traffic signals in area, single entrances to subdivisions • SCDOT will grant waiver to separation distance between entrances • This is spot zoning • We need smart growth 2. Unknown Speaker <ul style="list-style-type: none"> • Please deny request on July 7 • Decision affects hundreds of families • No need for nuisance next to neighborhood 3. Gene Conroy <ul style="list-style-type: none"> • Requested use causes traffic problem 					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> 352</p>

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

	<ul style="list-style-type: none"> • This rezoning takes a chance on only one user instead of allowing for multiple users to use the site <p>4. David Bell</p> <ul style="list-style-type: none"> • Traffic problems, challenges at all subdivisions <p>5. Kimberly Daniels</p> <ul style="list-style-type: none"> • The subject site is in my back yard • Bought the property with knowledge it's a POD <p>6. Payley Davis</p> <ul style="list-style-type: none"> • Traffic backs up from Batesville Road to Woodruff Way every day <p>7. Richard Anderson</p> <ul style="list-style-type: none"> • Need to use the median as a merge lane 	
<p>Staff Report</p>	<p>The subject property is 5.35 acres of mostly wooded property to the west of the intersection between Woodruff Road and Batesville Road. Approximately 800 feet of frontage exists along Woodruff Road.</p> <p>The subject property is currently zoned POD, Planned Office Development. The approved zoning application includes uses for professional and doctors' offices with hours 5 days a week from 8am to 6pm, potential look of 'residential' compared to strip shopping center or convenience store.</p> <p>The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.</p> <p>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 subject property is located within the <u>East Woodruff Road Area Plan (EWRAP)</u> and is designated as Residential/Office Transitional. The EWRAP states that office buildings in this future land use category should be limited to a maximum of 5,000 square feet and should be designed to be residential in character using residential design features such as pitched shingled roofs, first story roof lines, minimal signage, low level lighting.</p> <p>The applicant identifies the proposed use as Retail/Commercial.</p>	