

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-2015-31	Jamie McCutchen for Francis Gibson SE quadrant of East Blue Ridge Drive and N. Franklin Road R-7.5 to NC 0615040100600 0.72 acres	19	Approval	Approval	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) Applicant-Jamie McCutchen (single slide) <ul style="list-style-type: none"> • Proposing light commercial for added convenience to area • No specific use proposed, so only a typical plan proposed • Taking advantage of high traffic area • No preference of office over commercial use for the site • Hope to protect the historic sign with proper precautions 2) Chris Green <ul style="list-style-type: none"> • Owns nearby property • More development will help 3) David Bolen <ul style="list-style-type: none"> • Owns property across the street • Road is now dangerous with significant accidents • May be able to sell property if this site is developed • Fought these developments in the past, but now support them 4) Tiffany Holiday <ul style="list-style-type: none"> • Pro-development for this up-an-coming area • Subject is currently a weed lot and needs to be cleaned up 5) Simpson Yates <ul style="list-style-type: none"> • Growth from Cherrydale could push to this corner • Lots of traffic, speeders and wrecks in area • Would like road improvements from Franklin to Cherrydale 6) Melissa Pacolet <ul style="list-style-type: none"> • Own adjacent property • Subject has significant pest issue • New development would be good for new families 7) Don Rolleter <ul style="list-style-type: none"> • Properties need renovation from Franklin to Cherrydale • Would like to see growth at this site <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> 1) Kimberly McAfee <ul style="list-style-type: none"> • President of San Souci Alliance • One of eight board members present tonight 					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> 142</p>

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	<ul style="list-style-type: none"> • Quality of life decreased with additional commercial • Wants smart growth based on residences • Half way through a strategic plan • Meeting tomorrow night to discuss position regarding this site • Traffic will be impacted • Allow for plan to be completed before decision • Appeal to Meadow to be voice of Alliance <p>2) Holly Manuel</p> <ul style="list-style-type: none"> • Brought petition of 140 neighbors against the application • Neighborhood experiencing influx of new residents • Many long term residents exist • Infrastructure can't handle new rezoning at this location • 52 accidents since 2009 • Application not a benefit to San Souci • Need to grow positive economic development <p>3) Lynn Rare</p> <ul style="list-style-type: none"> • Commercial will bring more traffic and accidents • Within 1 mile, currently a gas station is every direction • Most of the north area is against the rezoning <p>4) Linda Harden</p> <ul style="list-style-type: none"> • Area is traditionally residential • No need for office space • Current businesses along Hwy 253 are discouraging of what else would go in • Currently living with environmental hazard of the old mills <p>5) John Bumstead</p> <ul style="list-style-type: none"> • Homeowners that want the commercial also want to profit for selling their land • We have enough commercial • No problem with duplex • This is a gateway to San Souci • Commercial creates more traffic <p>6) Patrick Head</p> <ul style="list-style-type: none"> • Community now has young people moving in • Will fight the rezoning; no need for commercial 	
<p>Staff Report</p>	<p>The subject parcel is 0.72 acres in size and is vacant. Approximately 230 feet of frontage exists along E. Blue Ridge Drive, SC 253; and 112 feet along N. Franklin Road.</p> <p>The parcel is currently zoned R-7.5, Single-Family Residential; and this application is requesting a NC, Neighborhood Commercial, rezoning. The intent of the NC district is to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood. The requirements of this district are designed to ensure that the NC, commercial development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance. This district typically is located at the intersection of two collector</p>	

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	<p>streets or a collector street and arterial street in close proximity to developed residential neighborhoods.</p> <p>The Statement of Intent and Concept Plan for this NC District is for one (1) structure consisting of 5,950 square feet. Uses to be located on the property were to be those stated for NC in the Zoning Ordinance “Permitted Uses” table. Materials and textures to be used would include brick, rock, hardi-board, or combination thereof for primary facade treatments, combined with neutral or earth tones similar to buildings in surrounding neighborhood. The buildings should have a shingled roof and will have windows or architectural treatments on all four sides of the building.</p> <p>Proposed Uses: The current application request is for a proposed commercial, office, or restaurant use. It would allow up to 5,950 SF of commercial, restaurant or office space if developed with non-residential uses a minimum of 5’ landscape buffer would be provided between non-residential and residential structures.</p> <p>Ingress/Egress: As proposed, the development will have two (2) ingress/egress points for vehicles (one on each frontage) and a single pedestrian access on East Blue Ridge Drive.</p> <p>Screening/Buffering: Screening and buffering will be provided in accordance with Section 12:9 of the Greenville County Zoning Ordinance. Minimum 5” landscape buffer with 6’ fence between residential and non-residential uses.</p> <p>Architecture Style: In compliance with the style of buildings within the surrounding neighborhood.</p> <p>Stormwater: Stormwater management facility to be owned and maintained by property owner. It is anticipated that some type of LID features will be utilized to provide stormwater management, such as pervious paving, underground detention, infiltration trench, bio-retention area, or other similar type feature.</p> <p>Pedestrian access: Pedestrian access will be provided throughout the project by connecting to existing sidewalks.</p> <p>Signage: Signage will consist of an 8’ monument style, color, texture, and materials consistent with the proposed building scheme. Sign lighting shall be either ground or backlit.</p> <p>Lighting: Lighting shall be 16’ in height metal poles, cut off “shoebox” type or other fixture, to direct light downward to parking areas and away from residential areas.</p>
<p>P and D Committee</p>	<p>At the June 1, 2015 meeting, the district councilor supported denial due to the potential to change the character of the neighborhood, which is currently all residential. Additionally, significant neighborhood opposition existed to the proposal via petition.</p>