Zoning Docket from August 17, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-54	Mike D. McNicholas for Thomas L. Henderson, James C. Henderson, Charlotte H. Roberts, James C. and Dolly Henderson, Sr. Woodruff Road and Sunnydale Drive 0548020104100, 0548020104101 (portion) and 0548020104102 R-S, Residential Suburban; S-1 Services to PD, Planned Development	21	Approval with conditions	Approval with conditions	Approval with conditions	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 17, 2015 were:					Petition/Letter For:
	 Speakers For: (20 recognized in the audience) 1.) Applicant – President of Carolina Holdings 4-5 months of planning with Council, Staff, Metro and SCDOT Neighborhood scale development \$800,000 of work and sewer improvements by developer Traffic light support from SCDOT Slide Presentation 2.) Traffic Engineer – SRS Traffic Study Year to complete widening of Woodruff Road Fiber Optics from Scuffletown Road to Bennetts Bridge Road 3.) Supporter – Office on Washington Street In support Meets East Woodruffs Road Area Plan 					Against:
	Speakers Against: (50 recognized i 1.) Representative for Sparror	ws Point ufficient r ntinuing t et out of o ata t hildren ar between y building	oads o grow development d busses turn commercial b	ing onto Woo buildings and subdivision	odruff Road	

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Staff Report	5.) Resident of McRae Place Concerns for the re-sell value of homes behind development Concerns for safety, noise and traffic Resident of McRae Place Concerns of better office transition Concerns for development being too close to subdivision behind it Resident, Bay View Drive Light at entrance of Sparrows Point Sparrows Point Resident Concerns of increased traffic along Woodruff Road Concerns of safety for bike and pedestrian traffic the Library will attract The subject property is 18.9 acres of mostly wooded and pastured property with several residential structures. The property is located to the north side of Woodruff Road just west of the intersection with Sunnydale Drive. Approximately 1,050 feet of frontage exists along Woodruff Road and approximately 660 feet of frontage along Sunnydale Drive. The applicant proposes a project that will feature a mixture of commercial, professional office, and medical office uses.	
Approval Recommendations by staff and Planning Commission	 Pertaining to the future connection to the west, include within the statement of intent, "The proposed future vehicular connection to the west will be installed by the developer at such time in the future when the adjacent property is redeveloped." At least one access to the east will align with an access to the proposed library and include appropriate pedestrian amenities; Align the signalized intersection at Woodruff Road with the driveway to the south; Maintain proposed landscape buffer with Woodruff Road considering planned SCDOT widening; 	