

Zoning Docket from March 25, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-25	Chris La Mack SW Quadrant East Woodruff Road and Lee Vaughn Road 0550010102300 14.2 acres PD, PD (Major Change)	27	Denial	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ol style="list-style-type: none"> a) Making modifications to comply with the E. Woodruff Road Area Plan (EWRAP) in regards to building orientations, green space, parking, lighting, etc. b) Looking to develop a commercial grocery for 45, 000 square feet and smaller buildings totaling 59,000 square feet which will also include a fuel center for customers. c) Locals now drive 2 miles for gas and a fuel center would operate 7 am to 11 pm and have no direct access to the road. All traffic would be internal. d) A new site plan is being drawn up for presentation at later date. <p><u>Speakers Against</u></p> <p>None</p>	<p>Petition/Letter For:</p> <p>1</p> <p>Against:</p> <p>None</p>				
Staff Report	<p>The subject property is 14.62 acres containing only a single-family residential structure and its accessory structures. There is approximately 695 feet of frontage along Woodruff Road and 700 feet of frontage along Lee Vaughn Road.</p> <p>The subject parcel is currently zoned PD (Planned Development); this application is requesting to rezone the parcel to PD-Major Change (Planned Development Major Change). 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 some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.</p> <p>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 1 location does not necessarily indicate the development will be applicable in other locations.</p> <p>The applicant did list a proposed use as retail shopping center on their application the PD change was originally approved in 2006 at 55,000 square feet of commercial space.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-25

APPLICANT: Chris La Mack

PROPERTY LOCATION: SW Quadrant East Woodruff Road and Lee Vaughn Road

PIN/TMS#(s): 0550010102300

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development –Major Change

ACREAGE: 14.9

COUNCIL DISTRICT: 27-Kirven

ZONING HISTORY: The parcel was zoned R-S, Residential Suburban, in March 1996 as part of Area 11. In 2006, it was rezoned to PD, Planned Development (CZ-2006-084).

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Residential
East	R-S	Residential detached, Whitehall Plantation Subdivision
South	R-S	Residential, Savannah Subdivision
West	R-S, PD, R-15	Single-family detached residence, Kilgore Pointe Subdivision, The Village of Windsor Creek Subdivision, Twin Creeks Subdivision

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer Sub- District

FUTURE LAND USE: The subject property is part of the East Woodruff Area Plan and designated as part of the Neighborhood Commercial Center at E. Woodruff Road and Lee Vaughn Road. The prescription for commercial development at this particular intersection include 25 acres, and 600 linear feet from the intersection, maximum building size of 40,000 sq ft, and total commercial area between 75,000 and 100,000 sq ft. The recommended uses include grocery store, pharmacy, specialty shops, restaurants, convenience store, medical/dental, professional offices, day care, dry cleaners, and health/fitness center.

ROADS: Woodruff Road – Rural Minor Arterial
Lee Vaughn Road – Rural Major

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	14,800 ft W	16,200	16,700	18,500

TRAFFIC:

			+3%	+14.2
Lee Vaughn Road	5,700 ft S	3,500	3,600 +2.8%	3,900 +11.4%

SUMMARY:

The subject property is 14.9 acres of sloping, partially wooded property. Approximately 695 feet of frontage exists along Woodruff Road and over 700 feet of frontage in two locations along Lee Vaughn Road.

The subject parcel is currently zoned PD (Planned Development); this application is requesting a major change to the 2006 PD, thus requiring a rezoning. 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 some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.

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.

The applicant identifies the proposed use as Retail Shopping Center.

CONCLUSION:

It is staff's opinion that this requested rezoning may have a negative impact on surrounding uses. According the East Woodruff Road Area Plan, the intersection of E. Woodruff Road and Lee Vaughn Rd should be developed as a Neighborhood Center and recommending that uses be limited to 40,000 sq ft for an anchor tenant and exclude gas stations and that special consideration be given to neighborhood friendly design features to minimize impact to surrounding neighborhoods. Larger footprints for a single store, increased square footage overall, and the inclusion of more intense uses such as gas stations would draw increasingly large amounts of traffic and is inconsistent with the adopted plan. Based on these reasons, staff recommends denial of the application to rezone the subject site as a major change to the original P-D, Planned Development.





