

Zoning Docket from June 19, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-41	Tori Wallace-Babcock for Central Realty Holdings, LLC 10 Beacon Drive 0533040100702 (portion) C-3, Commercial and R-20, Single-Family Residential to FRD, Flexible Review District	21	Approval	Approval 6/28/17	Approval 7/17/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 19, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Former cinema site • Requested an FRD, to only allow more appropriate uses on site • 45,000sqft site • 1.5 million in property taxes • 11.2 million in sales tax • 40 new and part time jobs will be created • Intend to beautify the site <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant April 28, 2017 and May 5, 2017</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned C-3, Commercial and R-20, Single-Family Residential, is 5.58 acres of property located on Beacon Drive approximately 0.75 miles west of the Pelham Road and I-85 interchange. The parcel has approximately 360 feet of frontage along Beacon Drive.</p> <p>The proposed development consists of five attached buildings with approximately 43,500 square feet of commercial retail space. The buildings range in size from 6,040 to 15,000 square feet. The proposed uses for the project would be restaurants and retail with the largest of the proposed buildings retailing spirits, wines, and beer. The buildings will be constructed of concrete masonry walls, structural steel, and metal stud framing. The architectural style on the project will be consistent with the architectural style of the Pelham at 85 Shopping Center.</p> <p>Proposed sidewalks will align with existing sidewalks on the eastern side of Beacon Drive and designed to have connectivity with the other parts of the existing shopping center. Site lighting will utilize the same full-cutoff LED fixtures that are being used for the existing shopping center. The applicant is proposing 239 parking spaces (5.5 spaces/1000 sq. ft.) for this portion of the shopping center.</p> <p>A required 25 foot building setback buffer is shown on the western side of the subject property. This area has some underground and overhead utilities with easements. The applicant is proposing to add additional landscaping in this buffer to screen the residential properties to the west without impacting the utilities. Parking lot landscaping will meet Section 12 Development Standards of the Greenville County Zoning Ordinances.</p> <p>The proposed site plan shows two access points onto Beacon Drive along with internal access to the existing businesses to the north and south of the proposed rezone.</p>					

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	<p>The applicant states the proposed land use is for Commercial Retail Development consistent with the Pelham at 85 Shopping Center.</p> <p>It is staff's opinion rezoning this portion of a parcel to FRD, Flexible Review District, for retail space is appropriate for this area, and is consistent with existing and surrounding land uses. This site is located within an established commercial development.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District.</p>
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