

Zoning Docket from May 15, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-29	Ronald P. Cabana for Scuffletown Woodruff LLC 202 Scuffletown Road 0548020103400 C-1, Commercial to C-2, Commercial	27	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 15, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Currently vacant • Used to be a Rite-Aide • Will up fit building <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject parcel zoned C-1, Commercial is 1.41 acres of property located on Scuffletown Road approximately 0.05 miles south of the intersection of Scuffletown Road and Woodruff Road. The parcel has approximately 270 feet of frontage along Scuffletown Road.</p> <p>The applicant is requesting to rezone the property to C-2, Commercial. Retail, a shopping center and a convenience store with a gas station surround the property. The subject site is located directly in the five forks area.</p> <p>The applicant states the proposed land use is for relocating the existing liquor store approximately 0.2 miles from 2607 Woodruff Road to 202 Scuffletown Road.</p> <p>The subject site is surrounded by commercial zoning and commercial land uses. Staff is of the opinion rezoning from C-1 to C-2 would have minimal impact to the surrounding area. The requested rezone is also consistent with East Woodruff Road Area Plan which designates this area as Commercial.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

DOCKET NUMBER: CZ-2017-29

APPLICANT: Ronald P. Cabana for Scuffletown Woodruff LLC

PROPERTY LOCATION: 202 Scuffletown Road

PIN/TMS#(s): 0548020103400

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 1.41

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as a part of Area 7. There was a successful C-1, Commercial rezoning request in 1997, CZ-1997-69.

EXISTING LAND USE: vacant retail

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	convenience store and gas station
East	C-1	retail (Publix)
South	C-1	retail shopping center and offices
West	C-1	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan and is designated as *Commercial*.

ROADS: Scuffletown Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	1,500' E	16,200	18,000 11.1%	20,700 15%

SUMMARY:

The subject parcel zoned C-1, Commercial is 1.41 acres of property located on Scuffletown Road approximately 0.05 miles south of the intersection of Scuffletown Road and Woodruff Road. The parcel has approximately 270 feet of frontage along Scuffletown Road.

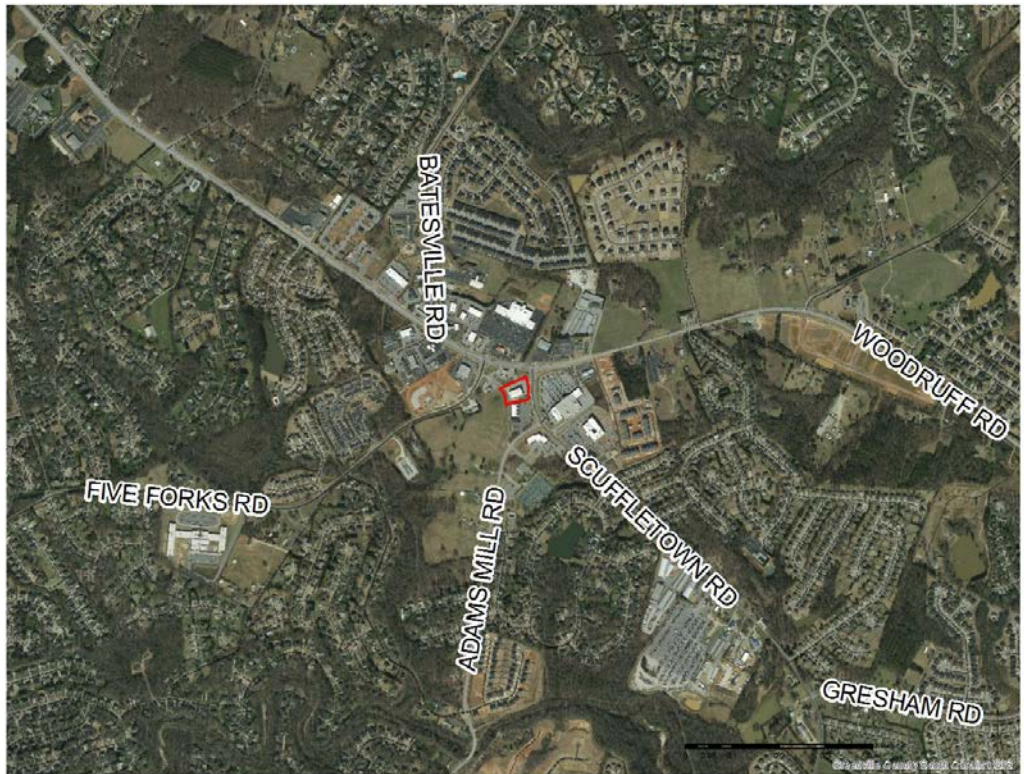
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The applicant states the proposed land use is for relocating the existing liquor store approximately 0.2 miles from 2607 Woodruff Road to 202 Scuffletown Road.

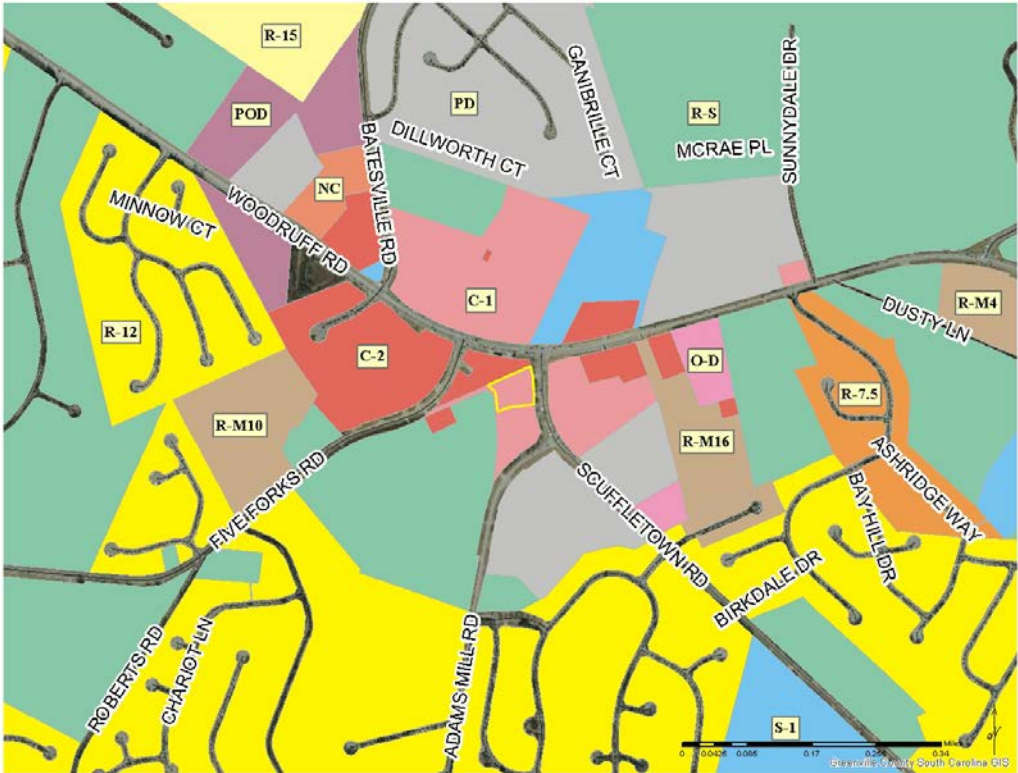
CONCLUSION:

The subject site is surrounded by commercial zoning and commercial land uses. Staff is of the opinion rezoning from C-1 to C-2 would have minimal impact to the surrounding area. The requested rezone is also consistent with East Woodruff Road Area Plan which designates this area as Commercial.

Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial. The Planning Commission recommended approval.



Aerial Photography, 2016



Zoning Map

