

Zoning Docket from May 15, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-31	Colby Tanner Price for SC Greenville Highway 14, LLC Highway 14 and Woodruff Road 0539030102404 R-S, Residential Suburban to PD, Planned Development	28	Approval with conditions	Approval with conditions As Amended		
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"> • Held 3 public meetings with the community • Between 35 to 65 attended each meeting • Extending left lane on Highway 14 • Sprouts grocery store will be an all-natural food store • 90 to 100 feet between buildings and first grave sites • Will not make any deliveries after 8pm <p>2) Southside Christian School</p> <ul style="list-style-type: none"> • Celebrating 50 year anniversary • Founded in 1967 on a 40 acre site • Currently 1,280 students attend South Side • Need additional space to expand school • New building will be for 2-5 year olds (pre-school) <p>3) Resident</p> <ul style="list-style-type: none"> • Has lived and worked here for over 30 years • Approval of this will prohibit another subdivision • Approve zoning change <p>4) Resident</p> <ul style="list-style-type: none"> • Has lived and worked here for over 30 years • Approval of this will prohibit another subdivision • Approve zoning change <p>5) Resident</p> <ul style="list-style-type: none"> • Graduate of Southside • The school has a connection to the cemetery and the surrounding community • Let the school have a place to grow <p>6) Resident</p> <ul style="list-style-type: none"> • Opportunity that will benefit the school and the community • Feels that this is the best proposal for the property <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Opposed to grocery store • Wants to preserve the greenspace • Rezoning does not comply with the East Woodruff Road Area Plan • Preserve residential character of the area • Prefer houses over a development 					<p>Petition/Letter For: 125 (present)</p> <p>Against: 32 (present) 80 (petitions)</p>

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	<ul style="list-style-type: none"> • Rezoning has been denied 5 times previously <p>List of meetings with staff: Applicant, December 16, 2016 and March 15, 2017</p>	
<p>Staff Report</p>	<p>The subject property is located at the corner of Woodruff Road and Highway 14. The site is approximately 10.06 acres and currently contains vacant land. The property is zoned R-S, Residential Suburban and is requesting to be rezoned to PD, Planned Development with a mixed use development.</p> <p>The application proposes to subdivide the property into two Parcels, Parcel A and Parcel B. Parcel A consists of 5.86 acres with the proposed development of a 30,000 square foot grocery store and 13,200 square foot of retail, restaurant and office spaces. Parcel B, consists of 4.20 acres, with the proposed development of 22,000 square foot for school or office space. The applicant has proposed the possibility of deeding Parcel B to Southside Christian Academy.</p> <p>The applicant has proposed restrictive uses such as liquor sales, automobile service facility, mini-warehouses and night clubs. A full list of these restrictive uses can be found in the statement of intent on pages five and six.</p> <p>The proposed building materials will consist of brick, store-front glass, decorative split face block, and EFIS. The applicant proposes the use of earth tone colors and materials. The proposed grocery store found on Parcel A will have a maximum height of 35 feet and the proposed retail and office buildings will have a maximum height of 25 feet. All proposed buildings on Parcel B will be a maximum height of 30 feet.</p> <p>The applicant is proposing a pedestrian plaza at the corner of Woodruff Road and Highway 14 designed to provide significant landscaping and pedestrian connectivity. The pedestrian plaza will include a fountain or similar focal points. The applicant is also proposing internal connectivity throughout the site. The proposed development will include landscaping throughout the development. The area where the parcel abuts the cemetery does contain a 6 foot precast concrete wall, with additional landscaping to separate the two uses. There is a required 25 foot setback along the entire property.</p> <p>The applicant has proposed two points of access with one full access onto Highway 14 that aligns with McCrary Court. The other proposed access is on Woodruff Road and would align with Southside Christian School; this is a proposed full access into the development with a right turn out only. The applicant stated that all deliveries and trash pickup will be located in the rear of the buildings on Parcel A.</p> <p>The applicant is proposing two monument signs located at both entrances. The applicant states that the monument signs will be double faced and have a maximum height of 15feet. The applicant is also proposing building signage. The proposed anchor grocery store tenant will be permitted two signs on the building, one facing Highway 14 and one facing Woodruff Road. Both building signs have a maximum height of 80 sq. ft. All other retail and office spaces are proposing building signs facing Woodruff Road and one building sign facing the parking lot with a maximum of 40sqft. Wayfinding signage will also be provided within the development.</p> <p>The applicant is proposing a maximum of 25 foot tall lighting for the parking lot areas. The applicant states the intent is to provide sufficient lighting for the safety of the development and its users. A Photometric plan has been submitted.</p> <p>Staff is of the opinion that the intersection of Hwy. 14 and Woodruff Road is a major high traffic area better suited for commercial uses. The subject area is not suited for low density residential due to traffic and noise generated by the highly traveled roadways. The location of the school on the east side of the property serves as transition from the commercial to cemetery use. The border with the cemetery consists of extensive landscaping along with a 6 foot precast concrete wall that will reduce</p>	

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	<p>the visual impact of the development with the cemetery uses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to PD, Planned Development with the condition that all signage meet the sign ordinance that is in place at the time of Final Development Plan.</p>
GCPC	<p>At the May 24, 2017 Planning Commission meeting, the Commission approved staff's recommendation with an amendment to require Parcel B to be designated as a school.</p>

DOCKET NUMBER: CZ-2017-31

APPLICANT: Colby Tanner Price for SC Greenville Highway 14, LLC

PROPERTY LOCATION: Highway 14 and Woodruff Road

PIN/TMS#(s): 0539030102404

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: PD, Planned Development

ACREAGE: 10.06

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful C-2, Commercial rezoning request in 1991, CZ-1991-38 that was withdrawn. There was an unsuccessful C-2, Commercial rezoning request in 1996, CZ-1996-90. There was an unsuccessful PD, Planned Development rezoning request in 2005, CZ-2005-29. There was an unsuccessful PD, Planned Development rezoning request in 2005, CZ-2005-108 that was withdrawn. There was an unsuccessful PD, Planned Development rezoning request in 2006, CZ-2006-81.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2 and R-S	convenient store and gas station, and school (Southside Christian School)
East	R-S	cemetery (Graceland East Memorial Park)
South	R-S	cemetery (Graceland East Memorial Park)
West	PD	single-family residential (Walker Estates SD)

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 *Residential Low Density* which prescribes 1 to 2 units per acre.

ROADS: Woodruff Road: four-lane State-maintained minor arterial
Highway 14: two-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	7,700' E	31,300	34,600 10.5%	34,400 -0.6%
Highway 14	8,600' N	12,900	9,700 -24.8%	13,000 34%

SUMMARY:

The subject property is located at the corner of Woodruff Road and Highway 14. The site is approximately 10.06 acres and currently contains vacant land. The property is zoned R-S, Residential Suburban and is requesting to be rezoned to PD, Planned Development with a mixed use development.

The application proposes to subdivide the property into two Parcels, Parcel A and Parcel B. Parcel A consists of 5.86 acres with the proposed development of a 30,000 square foot grocery store and 13,200 square foot of retail, restaurant and office spaces. Parcel B, consists of 4.20 acres, with the proposed development of 22,000 square foot for school or office space. The applicant has proposed the possibility of deeding Parcel B to Southside Christian Academy.

The applicant has proposed restrictive uses such as liquor sales, automobile service facility, mini-warehouses and night clubs. A full list of these restrictive uses can be found in the statement of intent on pages five and six.

The proposed building materials will consist of brick, store-front glass, decorative split face block, and EFIS. The applicant proposes the use of earth tone colors and materials. The proposed grocery store found on Parcel A will have a maximum height of 35 feet and the proposed retail and office buildings will have a maximum height of 25 feet. All proposed buildings on Parcel B will be a maximum height of 30 feet.

The applicant is proposing a pedestrian plaza at the corner of Woodruff Road and Highway 14 designed to provide significant landscaping and pedestrian connectivity. The pedestrian plaza will include a fountain or similar focal points. The applicant is also proposing internal connectivity throughout the site. The proposed development will include landscaping throughout the development. The area where the parcel abuts the cemetery does contain a 6 foot precast concrete wall, with additional landscaping to separate the two uses. There is a required 25 foot setback along the entire property.

The applicant has proposed two points of access with one full access onto Highway 14 that aligns with McCrary Court. The other proposed access is on Woodruff Road and would align with Southside Christian School; this is a proposed full access into the development with a right turn out only. The applicant stated that all deliveries and trash pickup will be located in the rear of the buildings on Parcel A.

The applicant is proposing two monument signs located at both entrances. The applicant states that the monument signs will be double faced and have a maximum height of 15feet. The applicant is also proposing building signage. The proposed anchor grocery store tenant will be permitted two signs on the building, one facing Highway 14 and one facing Woodruff Road. Both building signs have a maximum height of 80 sq. ft. All other retail and office spaces are proposing building signs facing Woodruff Road and one building sign facing the parking lot with a maximum of 40sqft. Wayfinding signage will also be provided within the development.

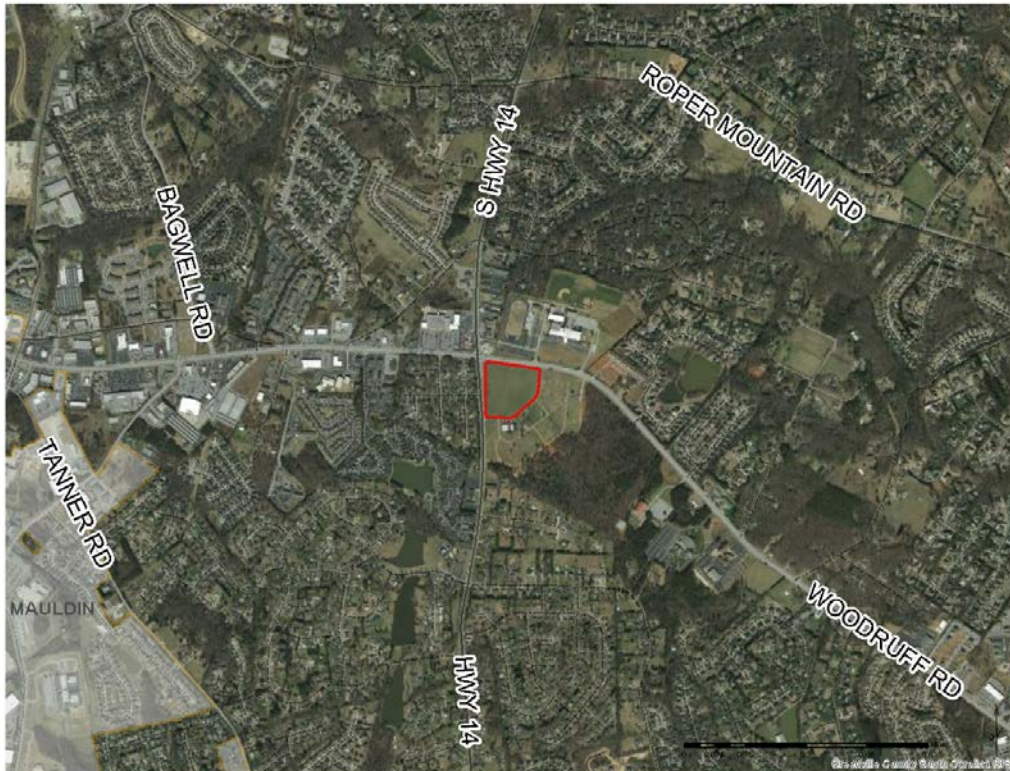
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CONCLUSION:

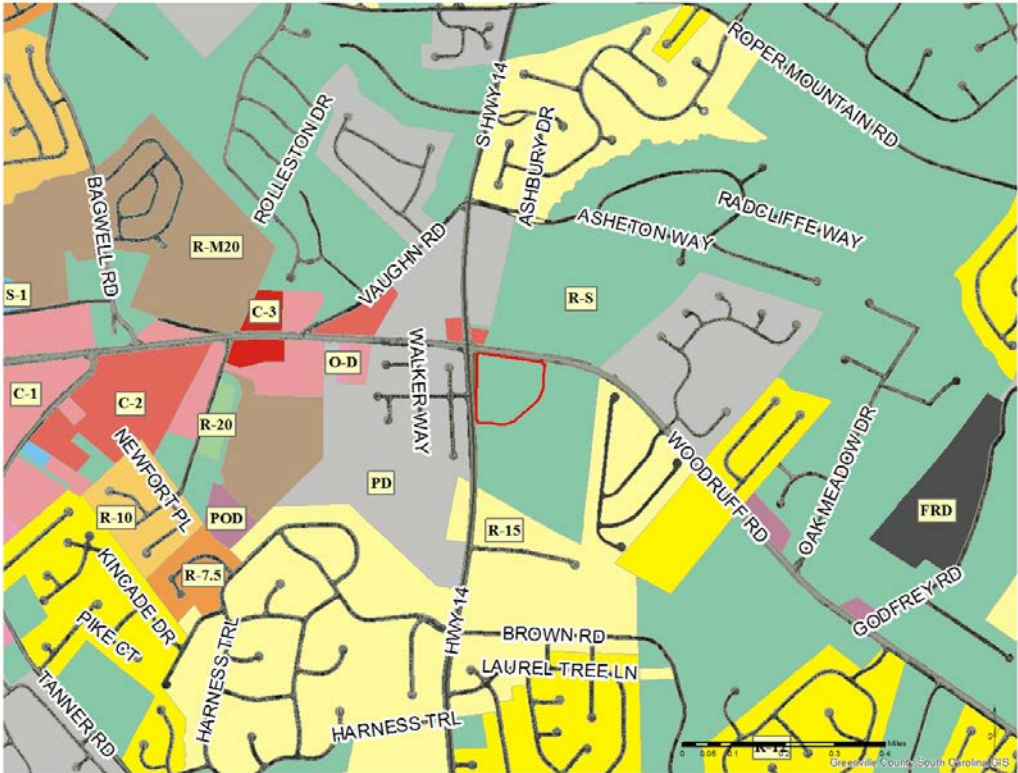
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roadways. The location of the school on the east side of the property serves as transition from the commercial to cemetery use. The border with the cemetery consists of extensive landscaping along with a 6 foot precast concrete wall that will reduce the visual impact of the development with the cemetery uses.

Based on these reasons, staff recommends approval of the requested rezoning to PD, Planned Development with the condition that all signage meet the sign ordinance that is in place at the time of Final Development Plan. The Planning Commission approved the request as amended to include Parcel B to be designated a school.



Aerial Photography, 2016



Zoning Map

