

Zoning Docket from May 15, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-33	Timothy (Chip) Lewis Buchanan, Jr., for John Kennedy, JK Squared, LLC 2311 Woodruff Road 0531030100100 POD, Planned Office District to POD, Planned Office District, Major Change	21	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 limited to 3,500 square feet • Major change to allow up to 5,000 square feet • House that is on there is currently abandoned and an eye sore • Raised median will be placed in the middle of Woodruff Road to limit left turns • Sewer not feasibly available <p>2) Owner</p> <ul style="list-style-type: none"> • From this area • Has practiced in this area for over 10 years • Intends to be a good neighbor • Site will be aesthetically pleasing <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant, April 3, 2017</p>				<p>Petition/Letter For: 32 (petitions)</p> <p>Against: 2 (petitions)</p>	
Staff Report	<p>The subject parcel zoned POD, Planned Office District is 1.38 acres located on Woodruff Road approximately 1 mile southeast of the intersection of Woodruff Road and Highway 14. The parcel has approximately 310 feet of frontage along Woodruff Road and 200 feet of frontage along Godfrey Road.</p> <p>The proposed building is a 1-1/2 story structure with approximate 4,113 square feet on the first floor and 887 square feet on the upper floor. The applicant proposes that the style of the building will be similar to the surrounding residential architecture. The proposed building material consists of brick masonry and stone, and the proposed material for roofing is fiberglass shingles.</p> <p>The applicant is proposing a 10 foot landscape buffer on the north and west sides of the property, which abuts existing residential dwellings. The proposed buffer will consist of 6 foot evergreen plant material and/or 6 foot tall privacy fence. The applicant is also proposing an 8 foot roadside landscape buffer along Woodruff Road and Godfrey Road.</p> <p>The applicant is proposing a full access onto Godfrey Road and a right-in right-out onto Woodruff Road. Pedestrian access is proposed by connecting internal sidewalks with the existing sidewalk along Woodruff Road.</p> <p>The signage for the proposed project will consist of 8 foot monument sign along Woodruff Road. The building materials will be masonry and stone with similar details to the building. Wall signage will be</p>					

Zoning Docket from May 15, 2017 Public Hearing

mounted to the building veneer.

The proposed lightning consists of building mounted and/or full cut off fixtures with a maximum height of 16 feet. Parking lot lighting will not be needed after 9 pm, but lighting around the building used but limited for security purposes after this time.

The applicant states the proposed land use is for a dental office.

The original POD, Planned Office Development was previously approved for 3,500 sq. ft. of office space. Staff believes the additional 1,500 sq. ft. of office space will have minimal impact to the surrounding community. Staff is of the opinion the proposed use serves local residents within the surrounding area and typically does not generate heavy traffic volumes during peak traffic hours. The proposed Residential Architecture will blend with the surrounding residential subdivisions. The requested rezoning is also consistent with the East Woodruff Road Area Plan.

Based on these reasons, staff recommends approval of the requested rezoning to POD, Planned Office Development.

DOCKET NUMBER: CZ-2017-33

APPLICANT: Timothy (Chip) Lewis Buchanan, Jr., for John Kennedy, JK Squared, LLC

PROPERTY LOCATION: 2311 Woodruff Road

PIN/TMS#(s): 0531030100100

EXISTING ZONING: POD, Planned Office District

REQUESTED ZONING: POD, Planned Office District, Major Change

ACREAGE: 1.38

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful POD, Planned Office District rezoning request in 2010, CZ-2010-30.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	vacant wooded
East	R-S	single-family residential
South	R-S	single-family residential
West	R-S	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Woodruff Road: four-lane State-maintained minor arterial
Godfrey Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	6,300' SE	16,200	18,000 11.1%	20,700 15%

SUMMARY:

The subject parcel zoned POD, Planned Office District is 1.38 acres located on Woodruff Road approximately 1 mile southeast of the intersection of Woodruff Road and Highway 14. The parcel has approximately 310 feet of frontage along Woodruff Road and 200 feet of frontage along Godfrey Road.

The proposed building is a 1-1/2 story structure with approximate 4,113 square feet on the first floor and 887 square feet on the upper floor. The applicant proposes that the style of the building will be similar to the surrounding residential architecture. The proposed building material consists of brick masonry and stone, and the proposed material for roofing is fiberglass shingles.

The applicant is proposing a 10 foot landscape buffer on the north and west sides of the property, which abuts existing residential dwellings. The proposed buffer will consist of 6 foot evergreen plant material and/or 6 foot tall privacy fence. The applicant is also proposing an 8 foot roadside landscape buffer along Woodruff Road and Godfrey Road.

The applicant is proposing a full access onto Godfrey Road and a right-in right-out onto Woodruff Road. Pedestrian access is proposed by connecting internal sidewalks with the existing sidewalk along Woodruff Road.

The signage for the proposed project will consist of 8 foot monument sign along Woodruff Road. The building materials will be masonry and stone with similar details to the building. Wall signage will be mounted to the building veneer.

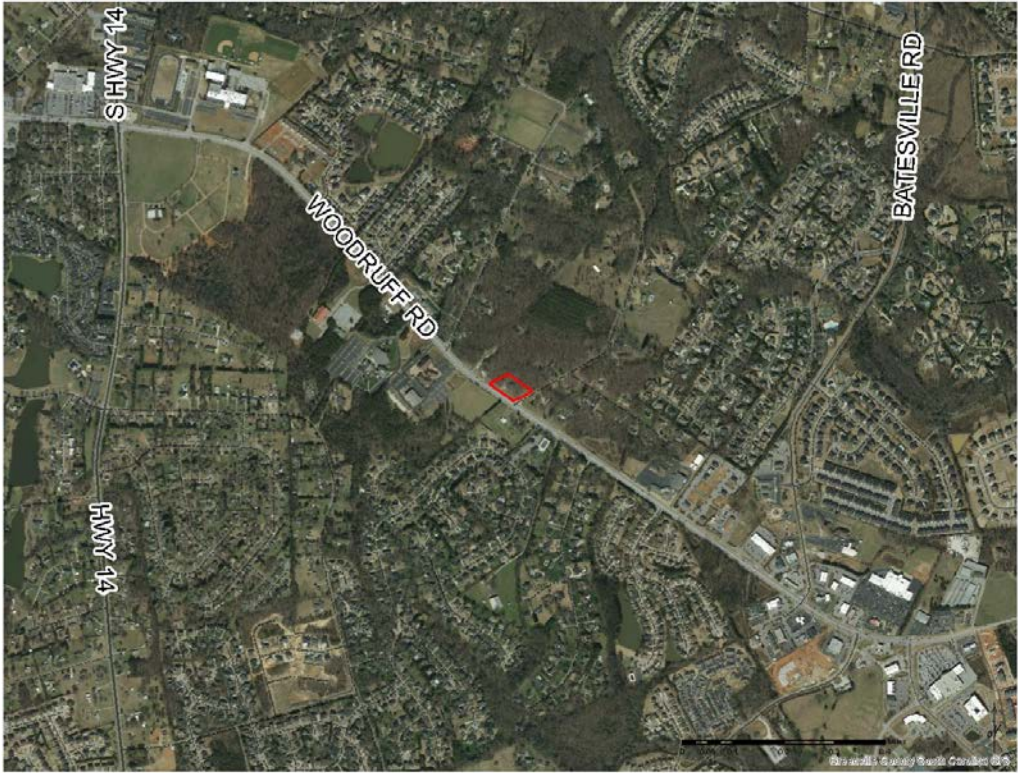
The proposed lightning consists of building mounted and/or full cut off fixtures with a maximum height of 16 feet. Parking lot lighting will not be needed after 9 pm, but lighting around the building used but limited for security purposes after this time.

The applicant states the proposed land use is for a dental office.

CONCLUSION:

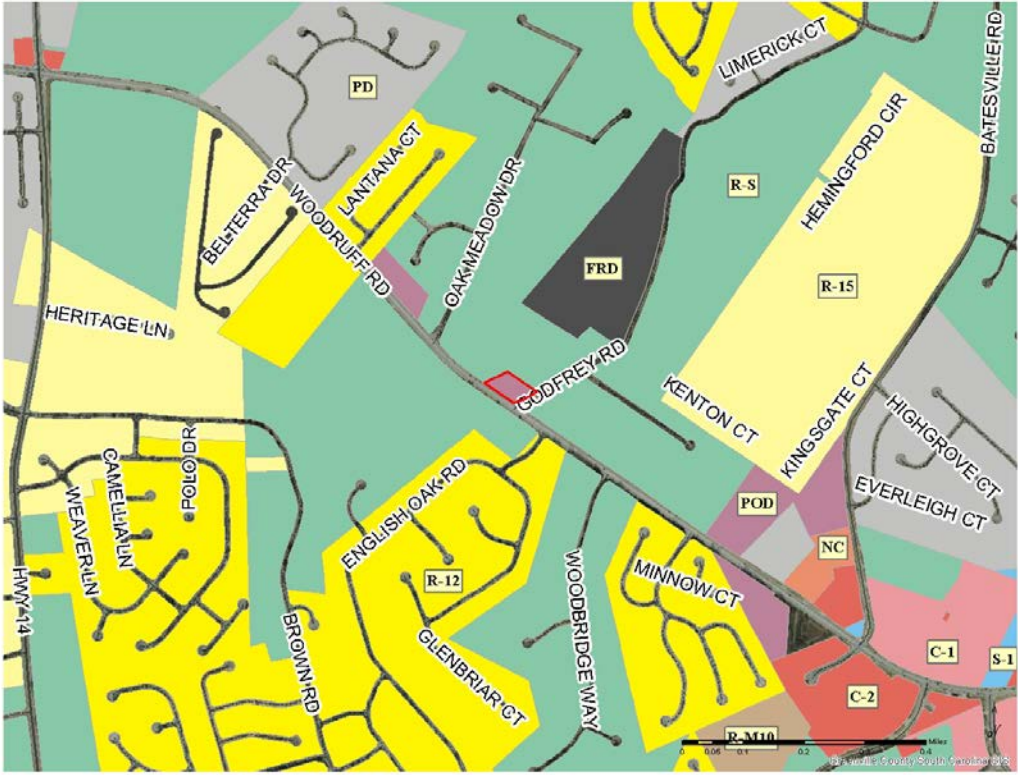
The original POD, Planned Office Development was previously approved for 3,500 sq. ft. of office space. Staff believes the additional 1,500 sq. ft. of office space will have minimal impact to the surrounding community. Staff is of the opinion the proposed use serves local residents within the surrounding area and typically does not generate heavy traffic volumes during peak traffic hours. The proposed Residential Architecture will blend with the surrounding residential subdivisions. The requested rezoning is also consistent with the East Woodruff Road Area Plan.

Based on these reasons, staff recommends approval of the requested rezoning to POD, Planned Office Development. The Planning Commission recommends approval.



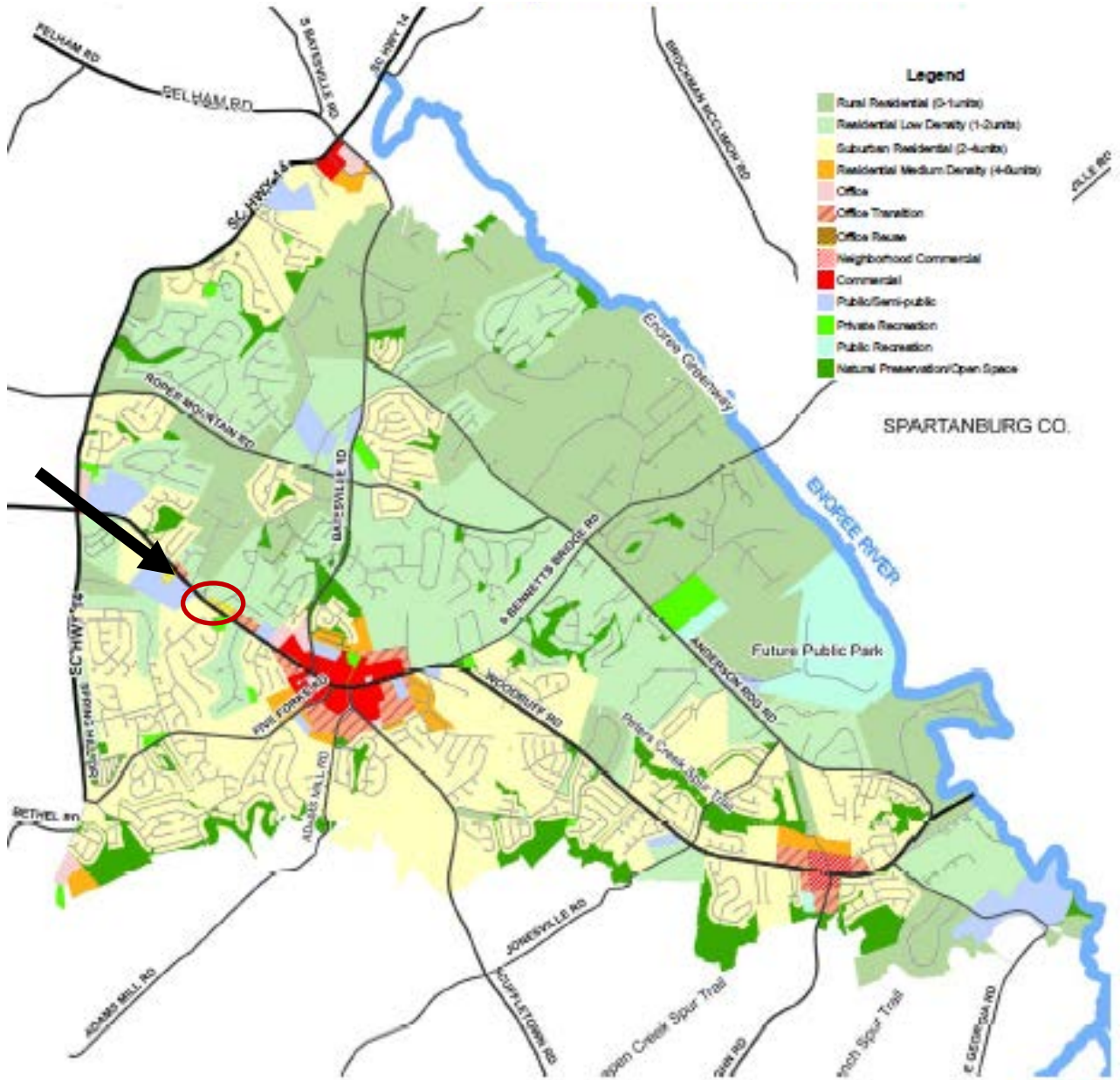
Aerial Photography, 2016





Zoning Map





Future Land Use Map