

Zoning Docket from May 15, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-34	Jason Howard Blasenak for Sammy and Margaret Weaver Woodruff Road 0531030102800 and 0531030102801 R-S, Residential Suburban to POD, Planned Office District	21	Approval with condition	Approval with condition		
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"> • Worked within the neighborhood covenants • Spoke with neighborhood and gave a 75 foot buffer in the rear • Medical use <p>2) Owner</p> <ul style="list-style-type: none"> • Practicing Emergency Medicine for the past 17 years • Independent physician in the area • Currently the property is a weeded eye sore • Optimal use of the location • A general physician will be placed in one building with a dermatologist in the second building <p>3) Resident</p> <ul style="list-style-type: none"> • Would want to stick to revised covenant • Would like to see drawings of the property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant, March 27, 2017</p>					<p>Petition/Letter For: None</p> <p>Against: 2 (Petitions)</p>
Staff Report	<p>The subject parcels zoned R-S, Residential Suburban is 3.14 acres of property located on Woodruff Road approximately 0.7 miles northwest of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 530 feet of frontage along Woodruff Road.</p> <p>The proposed development consists of two buildings with each building being placed onto individual parcels. Each building will have a maximum size of 5,000 square feet with a maximum of 4,000 square foot building footprint. The applicants proposed uses for the buildings are medical offices. The applicant stated that both buildings will have a maximum height of 24 feet with no more than two stories. The proposed buildings will have a Cape Cod architectural style with a brick facade, gabled roof, and architectural singles.</p> <p>The applicant is proposing a landscape buffer along Woodruff Road consisting of 1 shade tree every 30 feet. There is a 75 foot setback restriction on the rear of the property which will be landscaped with the existing natural vegetation. The applicant stated that bare spots are to be filled in with native evergreen shrubbery and trees. A 6 foot privacy fence is proposed to be placed along the rear property line. There is a proposed 25 foot landscape buffer on the east and west sides of the subject site.</p> <p>The applicant is proposing a shared drive with full access onto Woodruff Road.</p> <p>The applicant states that the signage will consist of 2 monument signs at the entrance of the</p>					

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development. The proposed monument signs will be a maximum height of 6 feet. The proposed materials for the monument sign are masonry materials. The applicant proposes the use of wall signage facing Woodruff Road with illuminated down lighting.

The proposed parking lot lightning consist of shoe box lighting fixtures at a maximum height of 16 feet. The spacing of the lighting fixtures is to be determined by Laurens Electric. Parking lot lighting will be turned off no later the 9 pm each night.

Staff is of the opinion the POD, Planned Office District, request of two 5,000 sq. ft. Medical offices an appropriate use for this site. The proposed use serves local residents within the surrounding community and typically does not generate heavy traffic volumes during peak traffic hours. The Residential Architecture will blend with the surrounding residential homes. Provisions have been made such as the 75 foot rear and 25 foot side setbacks, along with landscaping to protect residential properties surrounding the area. 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 with the following condition:

- Three more trees are to be added to the front Landscape buffer in the southeast corner of the property.

DOCKET NUMBER: CZ-2017-34

APPLICANT: Jason Howard Blasenak for Sammy and Margaret Weaver

PROPERTY LOCATION: Woodruff Road

PIN/TMS#(s): 0531030102800 and 0531030102801

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 3.14

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential (Rockwood SD)
East	R-S	vacant land
South	R-S	single-family residential (Bradley Oaks SD)
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 Transition*.

ROADS: Woodruff Road: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	5,050' SE	16,200	18,000 11.1%	20,700 15%

SUMMARY:

The subject parcels zoned R-S, Residential Suburban is 3.14 acres of property located on Woodruff Road approximately 0.7 miles northwest of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 530 feet of frontage along Woodruff Road.

The proposed development consists of two buildings with each building being placed onto individual parcels. Each building will have a maximum size of 5,000 square feet with a maximum of 4,000 square foot building footprint. The applicants proposed uses

for the buildings are medical offices. The applicant stated that both buildings will have a maximum height of 24 feet with no more than two stories. The proposed buildings will have a Cape Cod architectural style with a brick facade, gabled roof, and architectural singles.

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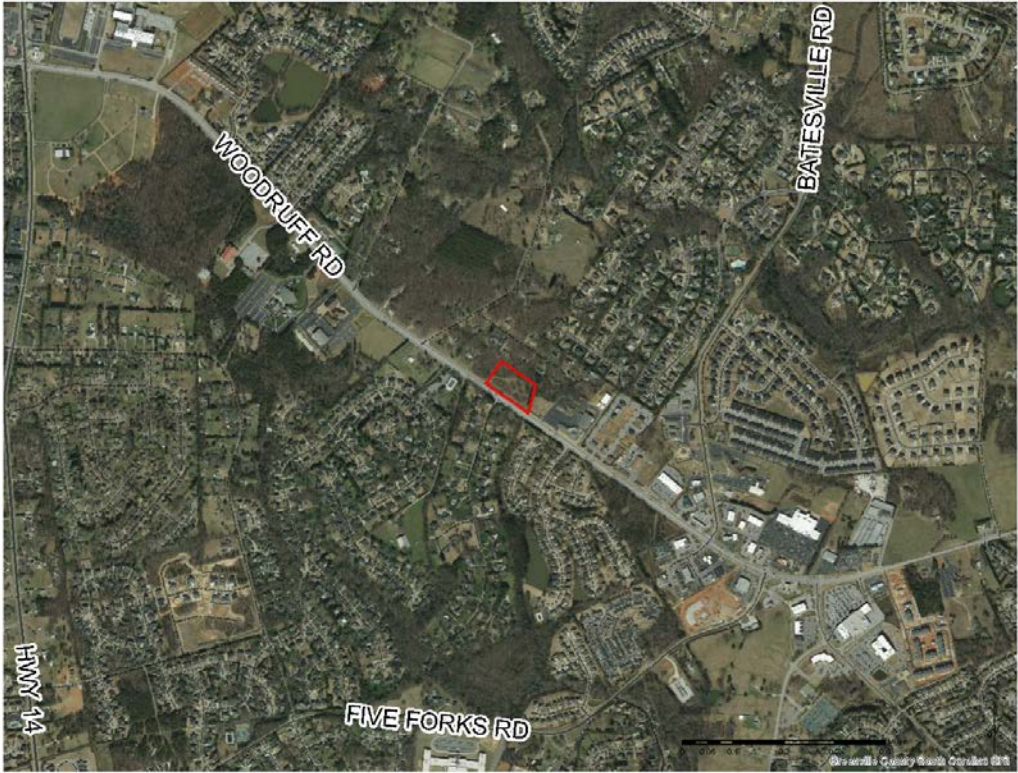
CONCLUSION:

Staff is of the opinion the POD, Planned Office District, request of two 5,000 sq. ft. Medical offices an appropriate use for this site. The proposed use serves local residents within the surrounding community and typically does not generate heavy traffic volumes during peak traffic hours. The Residential Architecture will blend with the surrounding residential homes. Provisions have been made such as the 75 foot rear and 25 foot side setbacks, along with landscaping to protect residential properties surrounding the area. The requested rezoning is also consistent with the East Woodruff Road Area Plan.

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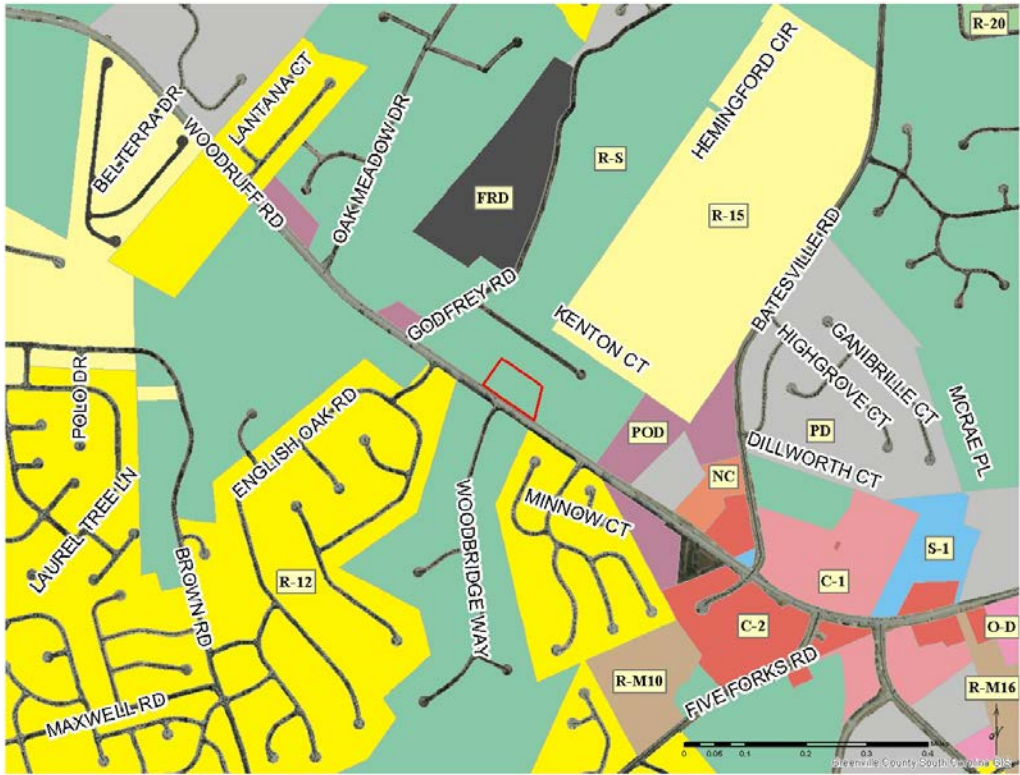
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The Planning Commission recommended approval with condition.



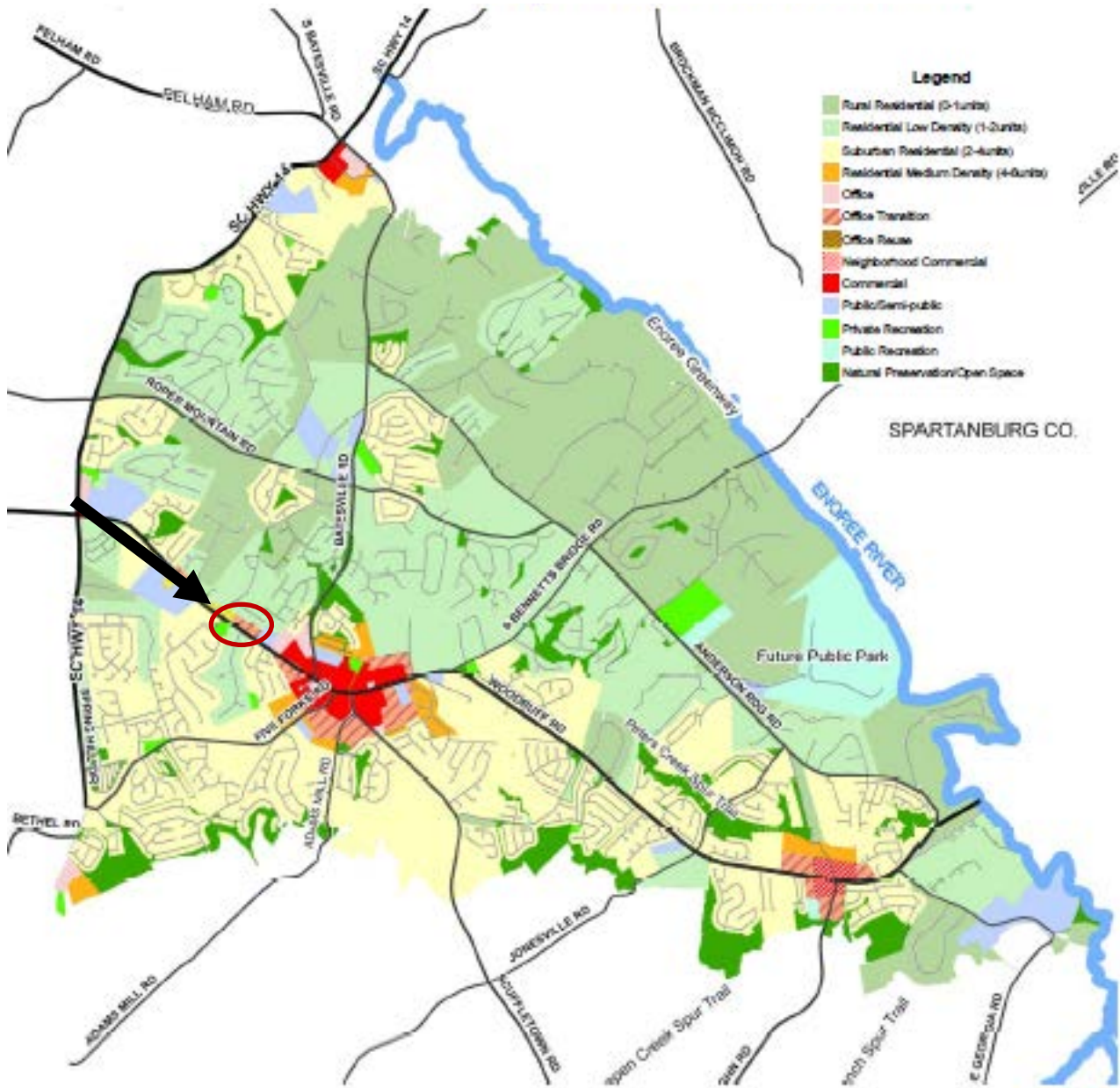
Aerial Photography, 2016





Zoning Map





Future Land Use Map