

Zoning Docket from October 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-75	Jamie McCutchen of Davis & Floyd Inc. for Maxwell Pointe, LLC c/o Jeremy Rosenthal Highway 14 and Woodruff Road 0539030101303 PD, Planned Development to PD, Planned Development, Major Change	21	Approval	Approval with condition 10-23-19	Approval with condition 10-28-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Current tenant sells alcohol already • Change would allow patrons to consume alcohol on site <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: Applicant 8/26/2019</p>					<p><u>Petition/Letter For:</u> 235 Petitions</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS: The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is partially designated as <i>Residential Land Use 2</i> which prescribes 3 to 6 units per acre. The subject property is also partially designated as a <i>Suburban Center</i>, as well as partially located along a <i>Community Corridor</i> in the <u>Imagine Greenville</u> Comprehensive Plan. <i>Suburban Centers</i> are typically centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. This type of center is characterized by small-scale, convenience-oriented retail and services such as locally-owned stores, restaurants, drug stores, barber shops, and daycare facilities, servicing medium to high density residential. Additionally, <i>Community Corridors</i> are typically a near-balance of residential and nonresidential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a these corridors. Additionally, Floodplain is not present on the site. Public transportation is not available to this property. Sidewalks are present in this area.</p> <p>SUMMARY: The subject parcel zoned PD, Planned Development, is 7.7 acres of property located on Highway 14 and Woodruff Road approximately 0.05 miles northwest of the intersection of Highway 14 and Woodruff Road. The parcel has approximately 570 feet of frontage along Woodruff Road and approximately 265 feet of frontage along Highway 14.</p> <p>The applicant is requesting a major change to the PD to allow up to 2,000 square feet of bar/tavern/nightclub use within the shopping center.</p> <p>Project Information: The applicant is requesting to change the allowable uses to also allow up to 2,000 square feet of a bar/tavern/nightclub only on this parcel. The current Planned Development allows for uses only permitted in C-1, Commercial zoning. There are no requested physical changes to the site including additional building square footage, landscaping, buffering, parking, lighting and/or signage.</p> <p>CONCLUSION: The requested major change to the Planned Development is to allow an already existing parcel</p>					

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	<p>within the PD, the allowed land use of a bar/tavern/nightclub with a maximum square footage of 2,000 square feet. The request would allow an existing business on site to come into compliance with the Planned Development. The applicant states that no physical changes or additional square footage to the site will be made.</p> <p>Staff is of the opinion the requested change to allow a bar/tavern/nightclub would have minimal impact on the community due to the already existing commercial nature of this site. Staff also believes it would have minimal impact on the surrounding community.</p> <p>Based on these reasons staff recommends approval of the requested major change to the PD, Planned Development.</p>
GCPC	<p>At the October 24, 2019 Planning Commission meeting the Commission members voted to approve with the following condition:</p> <ul style="list-style-type: none">• To allow only beer and wine consumption on site.
P&D Committee	<p>At the October 28, 2019 Planning and Development meeting the Committee members voted to approve with the following condition:</p> <ul style="list-style-type: none">• To allow only beer and wine consumption on site.