

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		
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.

DOCKET NUMBER: CZ-2019-75

APPLICANT: Jamie McCutchen of Davis & Floyd Inc. for Maxwell Pointe, LLC
c/o Jeremy Rosenthal

PROPERTY LOCATION: Highway 14 and Woodruff Road

PIN/TMS#(s): 0539030101303

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 7.7

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2. There was a successful PD, Planned Development rezoning request for this parcel in 1982, CZ-1982-33. There was a successful C-2, Commercial rezoning request for this parcel in 1987, CZ-1987-03. There was a successful PD, Planned Development major change request for this parcel in 1990, CZ-1990-124. There was a successful PD, Planned Development major change request for this parcel in 1994, CZ-1994-83.

EXISTING LAND USE: retail, gym, butcher shop, offices, restaurants, a packaging store, and a dental office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	medical office and vacant land
East	PD and C-2	professional and medical offices and restaurant
South	PD	single-family residential
West	PD and C-2	bank and dentist office

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is partially designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre. The subject property is also designated as a *Suburban Center*, as well as partially located along a *Community Corridor* in the Imagine Greenville Comprehensive Plan.

ROADS: Woodruff Road: five-lane State-maintained major collector
Highway 14: three-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Woodruff Road	6,700 ' W	33,500	35,400 +5.7%	39,400 +11.3%
South Highway 14	8,383' N	12,100	10,800 -10.7%	17,400 +61.1%

ANALYSIS:

The subject property is part of the Imagine Greenville Comprehensive Plan and is partially designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre. The subject property is also partially designated as a *Suburban Center*, as well as partially located along a *Community Corridor* in the Imagine Greenville Comprehensive Plan. *Suburban Centers* 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, *Community Corridors* 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 these corridors. Additionally, Floodplain is not present on the site. Public transportation is not available to this property. Sidewalks are present in this area.

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.

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.

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.

CONCLUSION:

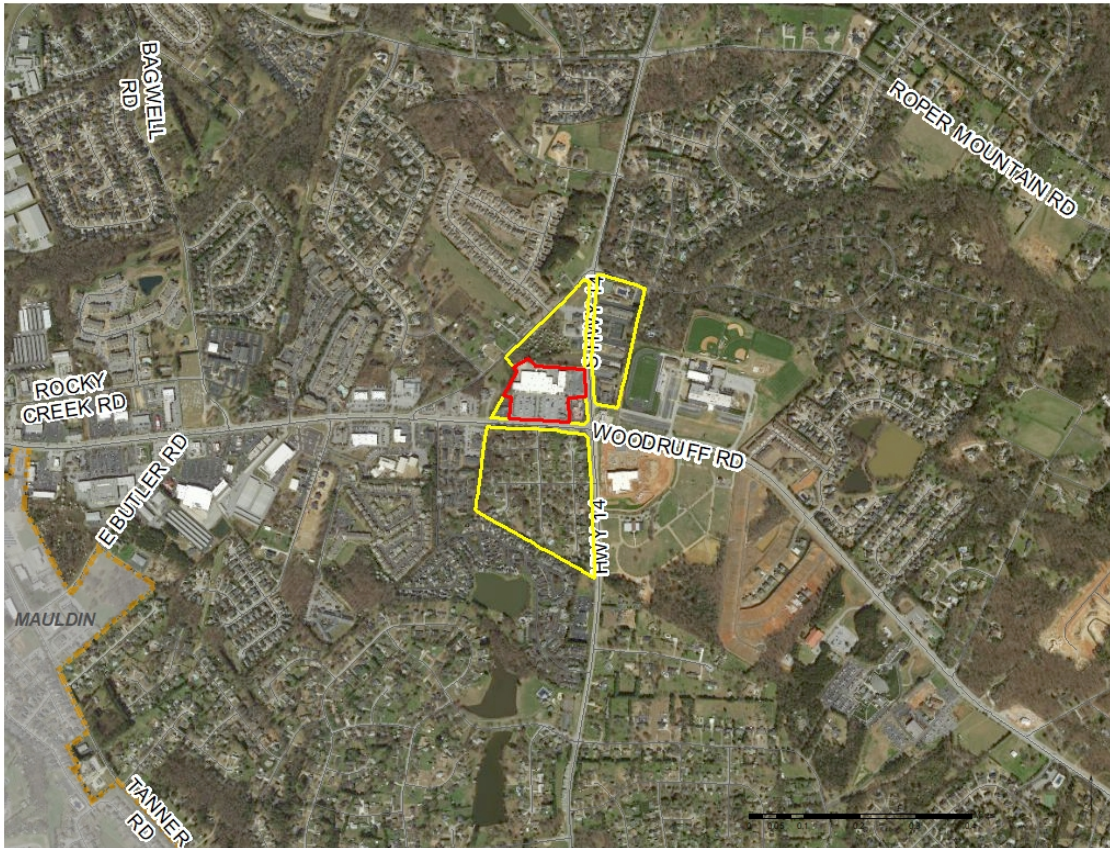
The requested major change to the Planned Development is to allow an already existing parcel within the PD, the allowed land use of a bar/tavern/nightclub with a maximum square footage of 2,000 square feet. The request would allow an existing business on site to come into compliance with the Planned Development. The applicant states that no physical changes or additional square footage to the site will be made.

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.

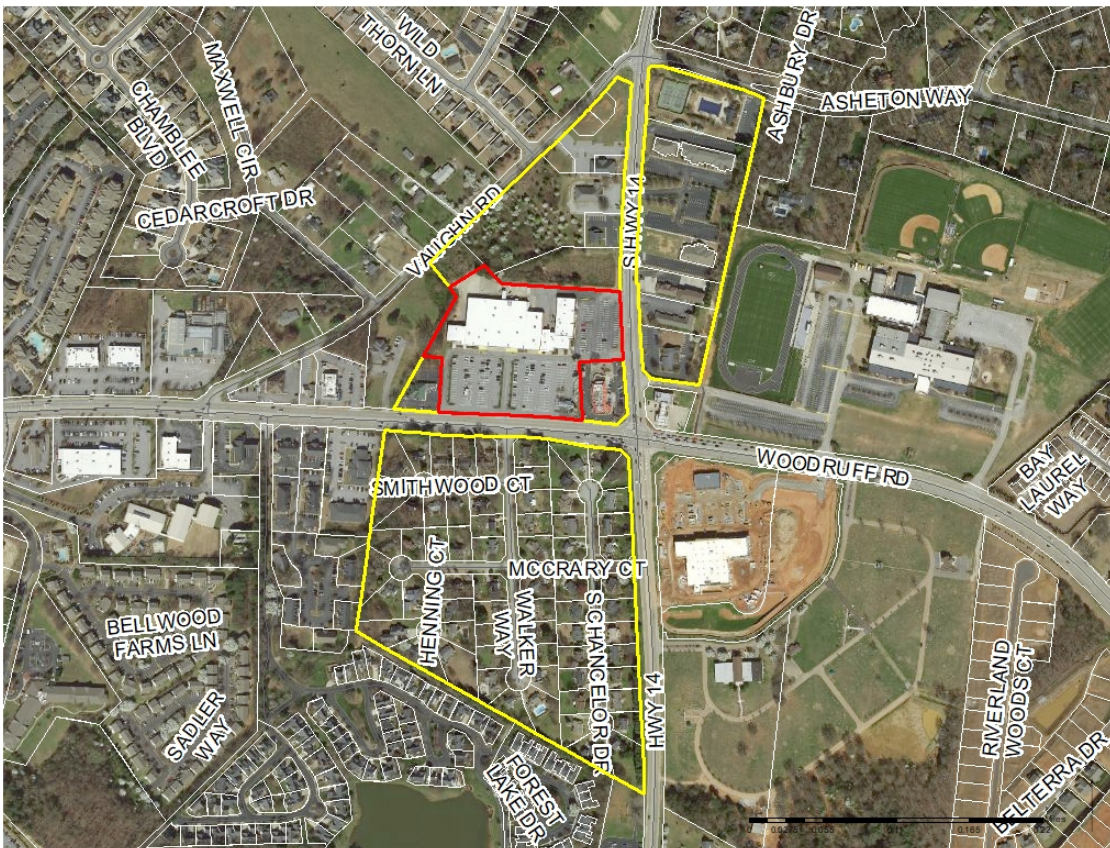
Based on these reasons staff recommends approval of the requested major change to the PD, Planned Development.

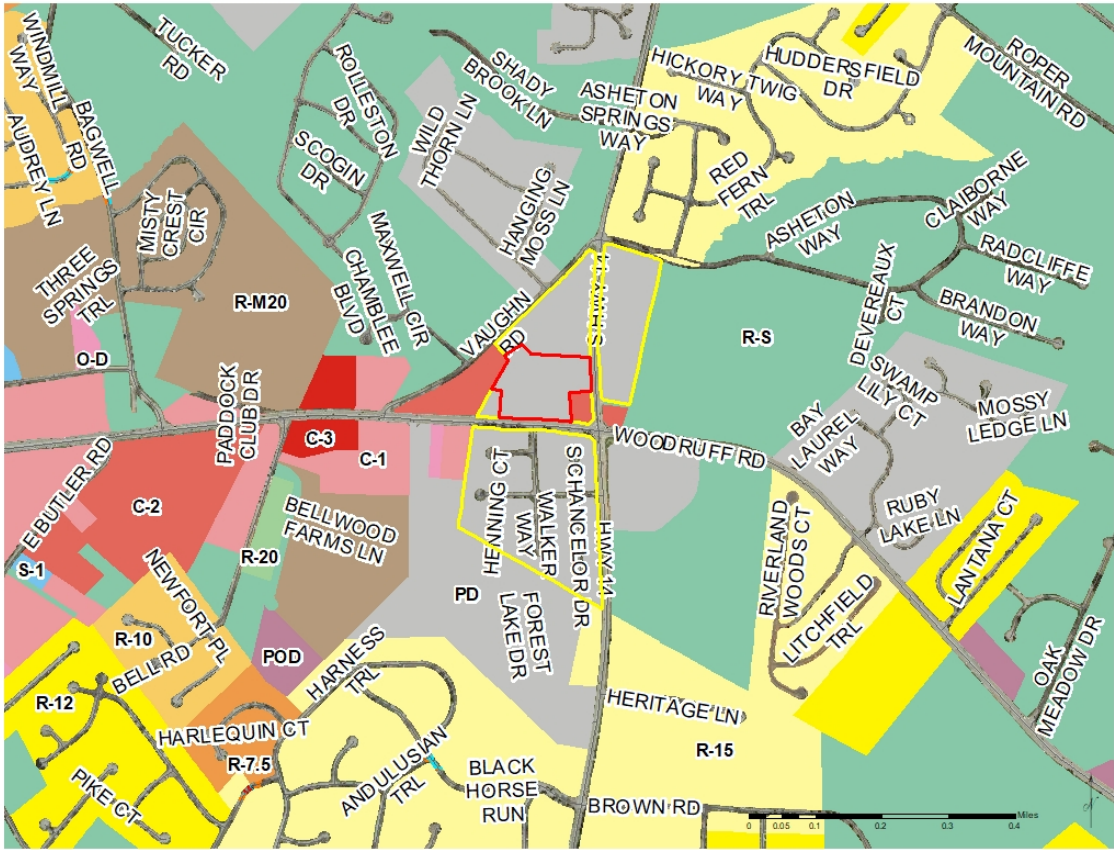
STAFF RECOMMENDATION:

Approval

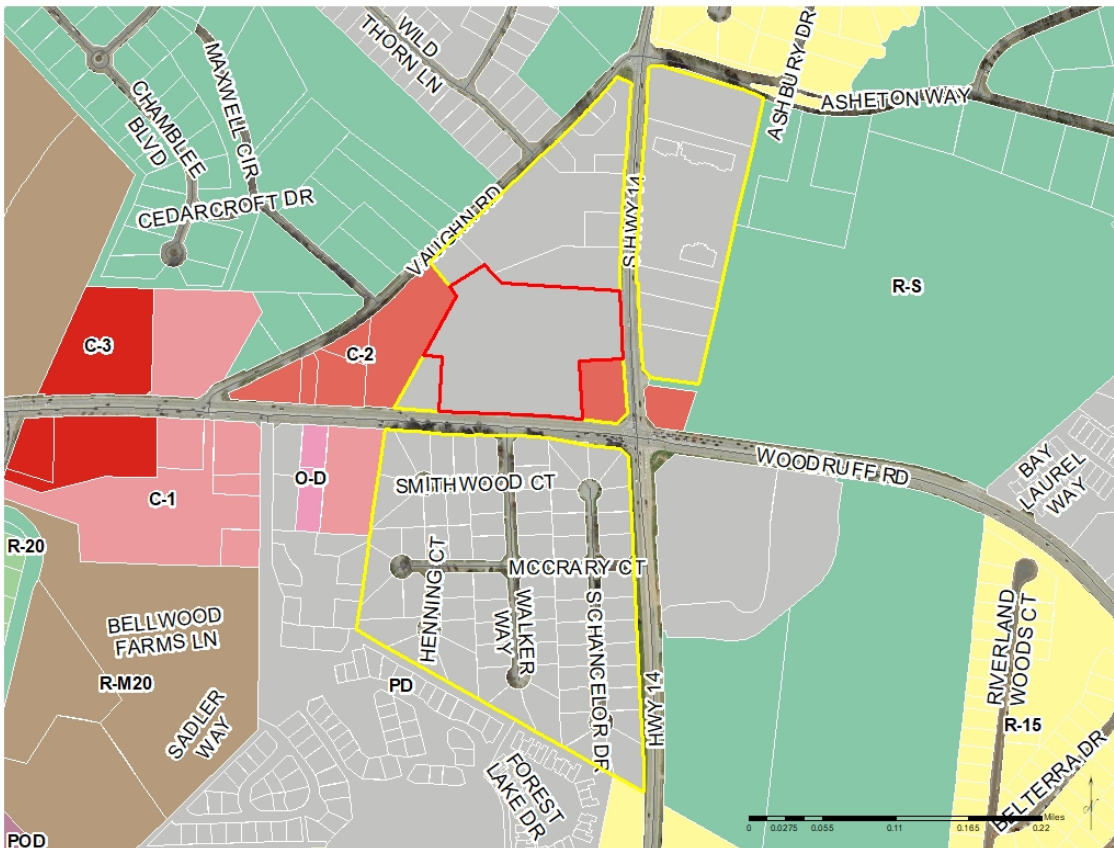


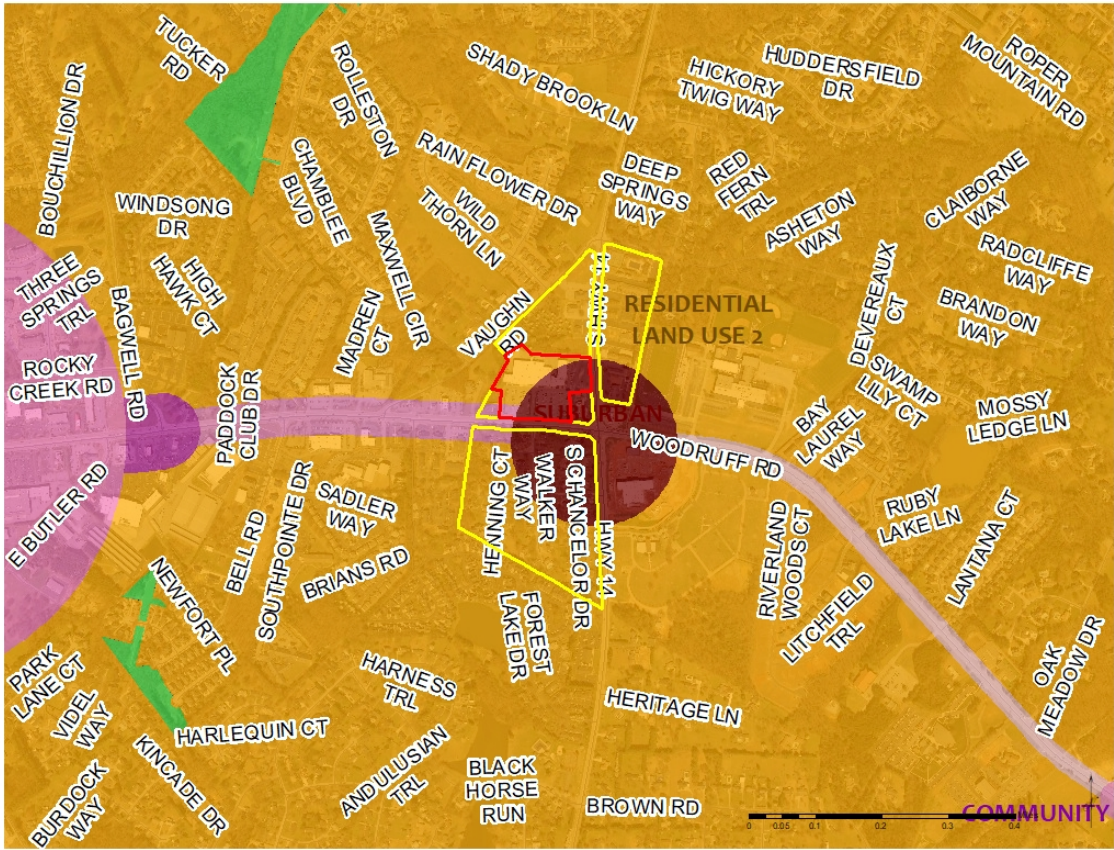
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map

October 15, 2019

Jamie McCutchen
Davis & Floyd, Inc.
164 Milestone Way, Suite 200
Greenville, SC 29615

RE: Maxwell Point PD Major Change review letter; CZ-19-75

Dear Mr. McCutchen,

Below are our comments regarding the proposed Major Change to the PD submittal for this project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

No Comment

Concept Plan

No Comment

Natural Resource Inventory

No Comment

Please let us know how you would like to proceed.

Sincerely,

Phoenikx Buathier
Zoning Administrator