

ZONING DOCKETS FROM THE JUNE 4, 2012 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-16	Allan Hill E. North Street POD to POD (New Statement of Intent and Concept Plan) 0541020101602	22	A	D	Held for 1 month	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 14, 2012 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Current building and layout to remain as is with new paint and sign (2) Can't lose parking due to code requirements (3) This has been this way for a long time (4) Discussed how the existing POD works and the surrounding uses <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) The grade change between the parking lot and private road is not significant (2) This parcel and the owner should have connected to the driveway per the approved POD (3) The building is unsightly and it needs to be brought into compliance (4) This will greatly detract from a good office development if approved 					<p>Petition/Letter</p> <p>For –</p> <p>Against – 39 names on petition</p> <p>4 stood in opposition</p>
Staff Report	<p>The immediate area is characterized by a mixture of office uses and zoning districts. As mentioned in the zoning history section, the subject parcel was originally zoned POD, Planned Office District in 1982. However, the Board of Zoning Appeals, over time, has granted exceptions to this property essentially allowing it to function as a stand alone property. The new proposed POD, Planned Office District, zoning is consistent with the existing zoning and land uses in the area. Based on the aforementioned reasons, staff recommends approval of the request.</p>					
Planning Commission	<p>The Planning Commission was of the opinion the site should remain part of the Centre East POD based on the fact it was developed as part of a group development with specific guidelines and the site is currently out of compliance with those guidelines.</p>					
P and D	<p>The Planning and Development Committee held the item for one month to allow the applicant and other parcel owners to discuss a resolution to the issue of the building being out of compliance.</p>					

DOCKET NUMBER: CZ-2012-16

APPLICANT: Allan Hill

PROPERTY LOCATION: E. North Street

PIN/TMS#(s): 0541020101602

EXISTING ZONING: POD, Planned Office District

REQUESTED ZONING: POD, Planned Office District
(New Statement of Intent)

ACREAGE: .59

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The subject parcel was originally zoned R-20, Single-Family Residential, in May 1970 as part of Area 1. The property was rezoned as part of a larger development to POD, Planned Office District, in 1982 (CZ-1982-50). There have been no other rezoning requests on the subject parcel.

EXISTING LAND USE: Medical office

AREA CHARACTERISTICS: Offices and single-family residential

North – R-20, Single-Family Residential, undeveloped and fire station
West – POD, Planned Office District, offices
South – POD, Planned Office District, offices
East – R-M10, Multifamily Residential, offices

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Neighborhood Corridor along E. North Street and Residential Land Use 2 for remainder of parcel

ROADS: E. North Street is a 5-lane, SCDOT maintained road with sidewalks on both sides. There are no road improvements currently scheduled for this section.

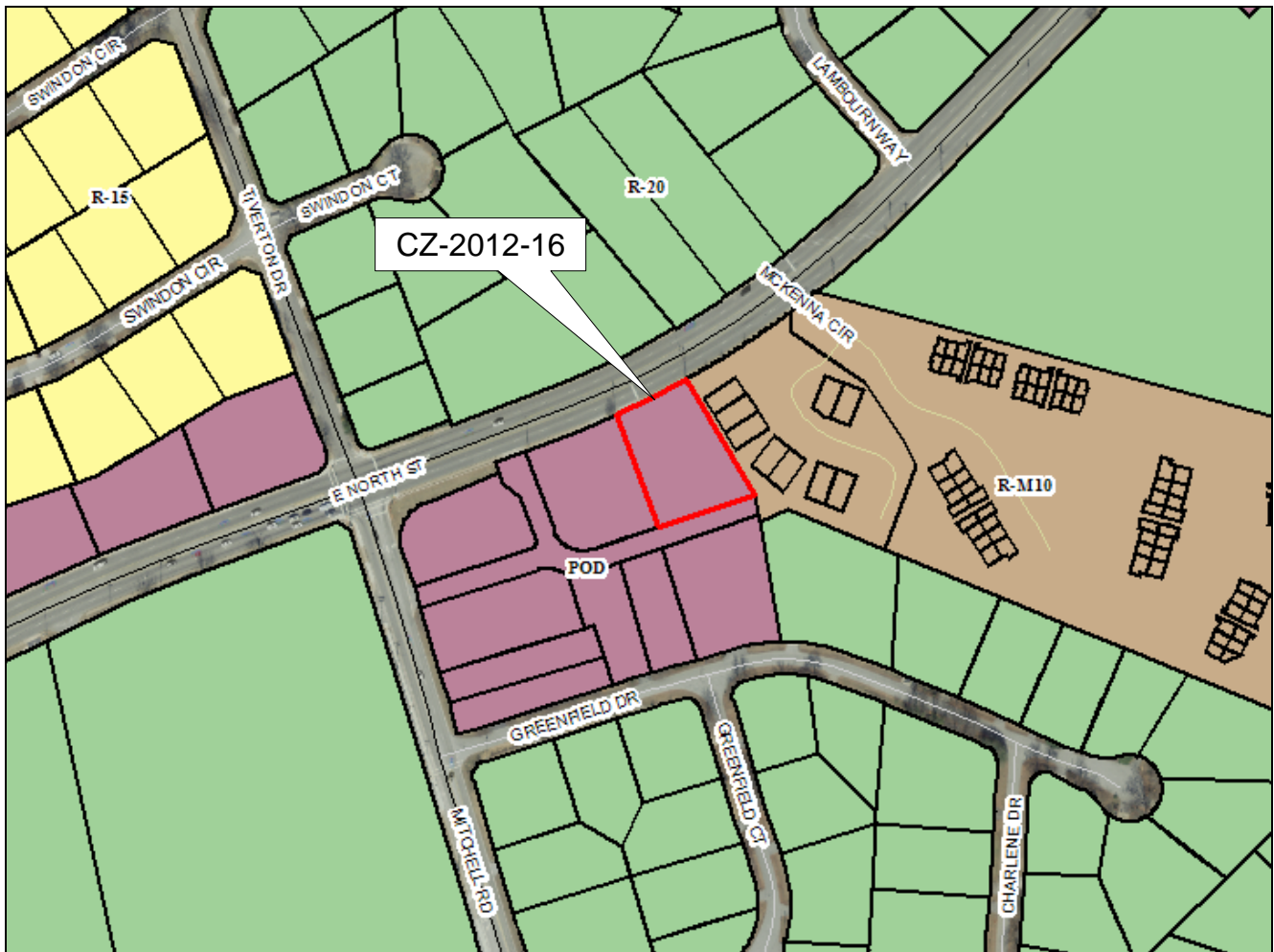
TRAFFIC IMPACT: The closest traffic count station is located approximately ½ mile east on E. North Street. The 2009 traffic count was 19,100 average daily trips. Traffic volumes have decreased by approximately 4.5 percent over the past 5 years at this location.

SUMMARY

The property is zoned POD, Planned Office District. This POD allows office uses. Currently, the subject site is occupied by a medical office. The Statement of Intent for the proposed POD, Planned Office District, would allow the continuance of the medical office building activity. The new POD, Planned Office District, would also maintain access to E. North Street and permit a new free standing sign.

CONCLUSION

The immediate area is characterized by a mixture of office uses and zoning districts. As mentioned in the zoning history section, the subject parcel was originally zoned POD, Planned Office District in 1982. However, the Board of Zoning Appeals, over time, has granted exceptions to this property essentially allowing it to function as a stand alone property. The new proposed POD, Planned Office District; zoning is consistent with the existing zoning and land uses in the area. Based on the aforementioned reasons, staff recommends approval of the request.



CZ-2012-16





Planning and Code Compliance Division
Office of the Zoning Administrator

(864) 467-7270
www.greenvillecounty.org

Memorandum

To: Helen Hahn
From: Skip Limbaker, AICP, Zoning Administrator *SL*
CC: File
Date: May 15, 2012
Re: CZ-2012-16 petition

Please find attached a petition containing a total of 39 names in opposition to Docket CZ-2012-16 on E. North Street. This petition was submitted at the May 14, 2012 public hearing.

ZONING PETITION

We the undersigned ~~property owners~~ do hereby ~~support~~ oppose (circle one) the rezoning by Greenville County Council of that property located at 4210 East North Street and filed with the Greenville County Department of Planning as Docket CZ-_____ scheduled for the 14th Day of May, 2012 (date) Public Hearing.

NAME	ADDRESS
1. <i>Andy [unclear]</i>	<i>2 CENTRE EAST 4200 E. NORTH ST. GREENVILLE SC</i>
2.	
3. <i>Amarda Huff</i>	<i>4200 E. North St. Ste 2 Greenville SC</i>
4.	
5. <i>Donald [unclear]</i>	<i>4200 E. North St., Ste. 2 Greenville, SC</i>
6.	
7. <i>Stacie L. Phillips</i>	<i>4200 E. North St., Ste. 2 Greenville SC</i>
8.	
9. <i>Sandra Harris</i>	<i>2 Centre East 4200 E. North St. Greenville SC</i>
10.	
11. <i>Paul Armstrong</i>	<i>22 Centre East - 4200 E. North St. Greenville SC</i>
12.	
13. <i>Mark [unclear]</i>	<i>22 Centre East 4200 E. North St. Greenville.</i>
14.	
15. <i>Doreen Wilson</i>	<i>4200 E. North St #16, Greenville, SC 29615</i>
16.	
17. <i>Dulcie Wilson</i>	<i>4200 E. North St. #16, Greenville, SC 29615</i>
18.	
19. <i>Paul</i>	<i>4200 E. North St. #16 Greenville SC 29615</i>
20.	
21. <i>Ron Grisanti</i>	<i>4200 E. North St #18 Greenville SC 29615</i>
22.	
23. <i>Debbie Grisanti</i>	<i>4200 E. North St #18 Greenville SC 29615</i>
24. <i>Mavis Howard</i>	<i>2 Centre East 4200 E. North St Greenville</i>
25. <i>Wyn J. Howard</i>	<i>2 CENTRE EAST, 4200 EAST NORTH ST</i>

Total Number of Names 14

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39 TOTAL

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NAME	ADDRESS
1. Nick FRANCHINI	4113 East North St Greenville SC 29615
2.	
3. Shannon Case	4113 East North St Greenville, SC 29615
4.	
5. Carlene M. Powell	4113 East North St Greenville, SC 29615
6.	
7. Sharon Hall	4113 East North St. Greenville SC 29615
8.	
9. RANDY SHAMBURGER	4113 E. NORTH ST GREENVILLE, SC 29615
10.	
11. Carol Middleton	4113 E. North St. Greenville SC 29615
12.	
13. Al M Hall	4113 E North St. Greenville SC 29615
14.	
15. Darlene Brooks	4113 E North St., Greenville SC 29615
16.	
17. [Signature]	4113 E North St Greenville, SC
18.	
19. Peggy Coultos	4113 E. North St Greenville SC 29615
20.	
21. CINDY BROADBENT	4113 E North St Greenville, SC 29615
22.	
23. Thomas T. Williams, Jr.	4113 East North Street Greenville, SC 29615
24.	
25.	

Total Number of Names 12

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ZONING PETITION

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NAME	ADDRESS
1. <i>[Signature]</i>	8+10 McKenna Commons Ct, Greenville SC 29615
2. <i>[Signature]</i>	8+10 McKenna Commons Ct, Greenville, SC 29615
3. <i>[Signature]</i>	8+10 McKenna Commons Ct, Greenville, SC 29615
4. <i>Steve R. Brown</i>	2 McKenna Commons Ct, Greenville SC 29615
5. <i>[Signature]</i>	2 McKenna Commons Ct, Greenville, SC 29615
6. <i>[Signature]</i>	2 McKenna Commons Ct, Greenville, SC 29615
7. <i>[Signature]</i>	6 McKenna Commons Ct Greenville, SC 29615
8. <i>[Signature]</i>	6 McKenna Commons Ct, Greenville, SC 29615
9. <i>Beth Ware</i>	6 McKenna Commons Ct Greenville, SC 29615
10. <i>[Signature]</i>	4 McKenna Commons Ct Greenville, SC 29615
11. <i>[Signature]</i>	6 McKenna Commons Ct Greenville, SC 29615
12. <i>Maria A. Howard</i>	4 McKenna Commons Ct, Greenville, SC
13. <i>Fern J. Howard</i>	4 McKenna Commons, Greenville, SC
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