

ZONING DOCKETS FROM THE JUNE 27, GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-25	Mike Tapio E. Coleman Road at Roberts Circle R-S to POD 0534010100800 (portion)	21	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 18, 2012 were:</p> <p><u>Speakers For</u></p> <p>(1) Applicant has been a custom home builder in area for 13 years and would like to construct 3 homes as a care center for the elderly with a resident caregiver</p> <p>(2) These will be in a private setting with no traffic and create a benefit for the community</p> <p>(3) They are welcoming home care for aging seniors all around the country</p> <p>(4) These uses allow a social setting for seniors without having to be in a large nursing facility</p> <p><u>Speakers Against</u></p> <p>(1) Coleman Road cannot support additional traffic with deliveries, medical visitors, laundry service, food deliveries, etc.</p> <p>(2) Storm water and waste water issues exist</p> <p>(3) Detrimental impact on property values</p> <p>(4) This is intrusive commercial development into a residential area</p> <p>(5) They welcome families and homes, but not this use</p>					<p>Petition/Letter</p> <p>For –</p> <p>Against – 120 names</p>
Staff Report	<p>The site is currently undeveloped in an area characterized by residential uses of a variety of types in the immediate vicinity. In the larger area, commercial, office, and industrial/warehouse uses are abundant. The Statement of Intent and Concept Plan provide for one specific use, a care center, which is residential in character through the architectural design and the nature of the use. By requesting a POD, Planned Office District, the applicant has provided a set of relative assurances that the site will be developed in a residential manner with few exceptions (i.e. additional parking). Based on these reasons and the location of the nearby services and amenities, Staff recommends approval of the rezoning request.</p>					

Planning Report

DOCKET NUMBER: CZ-2012-25

APPLICANT: Mike Tapio

PROPERTY LOCATION: E. Coleman Road at Roberts Circle

PIN/TMS#(s): 0534010100800 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 1.58

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The subject parcel was originally zoned R-S, Residential Suburban, in May 1970. There have been no other rezoning requests on the subject parcel. The property to the west zoned PD, Planned Development, was rezoned in 1999 as CZ-1999-90.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Single-family residences, multifamily residences, commercial, and service/industrial uses

North: R-S, Residential Suburban, single-family residences
East: R-S, Residential Suburban, undeveloped
South: R-S, Residential Suburban, and R-M10, Multifamily Residential, single-family residences and townhomes
West: PD, Planned Development, Coleman Shoals subdivision (single-family residences)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 2 and Sub-Regional Center (small portion of the corner)

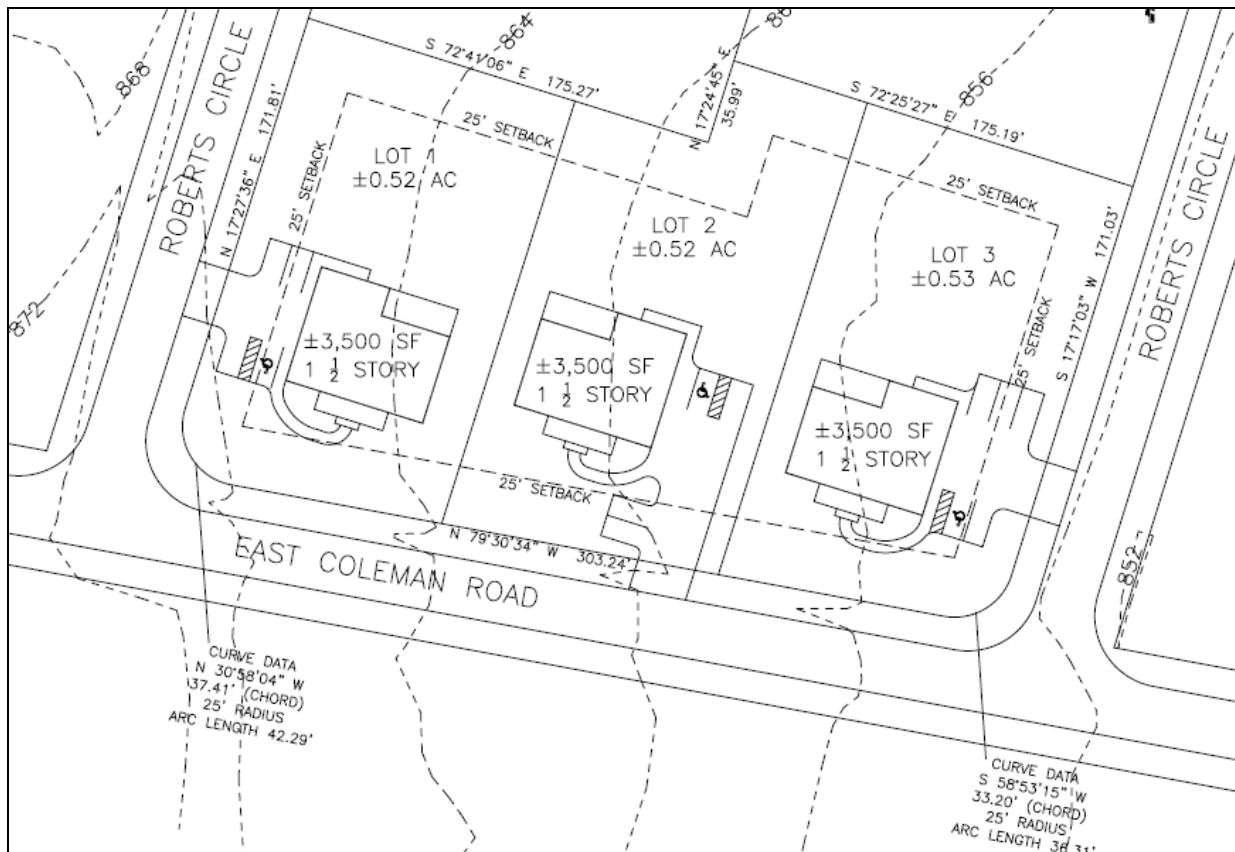
ROADS: E. Coleman Road: Two-lane, County maintained road with no sidewalks
Roberts Circle: Two-lane, County maintained road with no sidewalks

TRAFFIC IMPACT

Traffic generated from the site may increase as the use would change from residential to a care center. However, as the request is for a POD, Planned Office District, the applicant has provided more specific details regarding this project. As it is proposed, the use would be a care center. As such, the traffic may not be as intense as with a normal office development. There is not a traffic count station in the immediate vicinity.

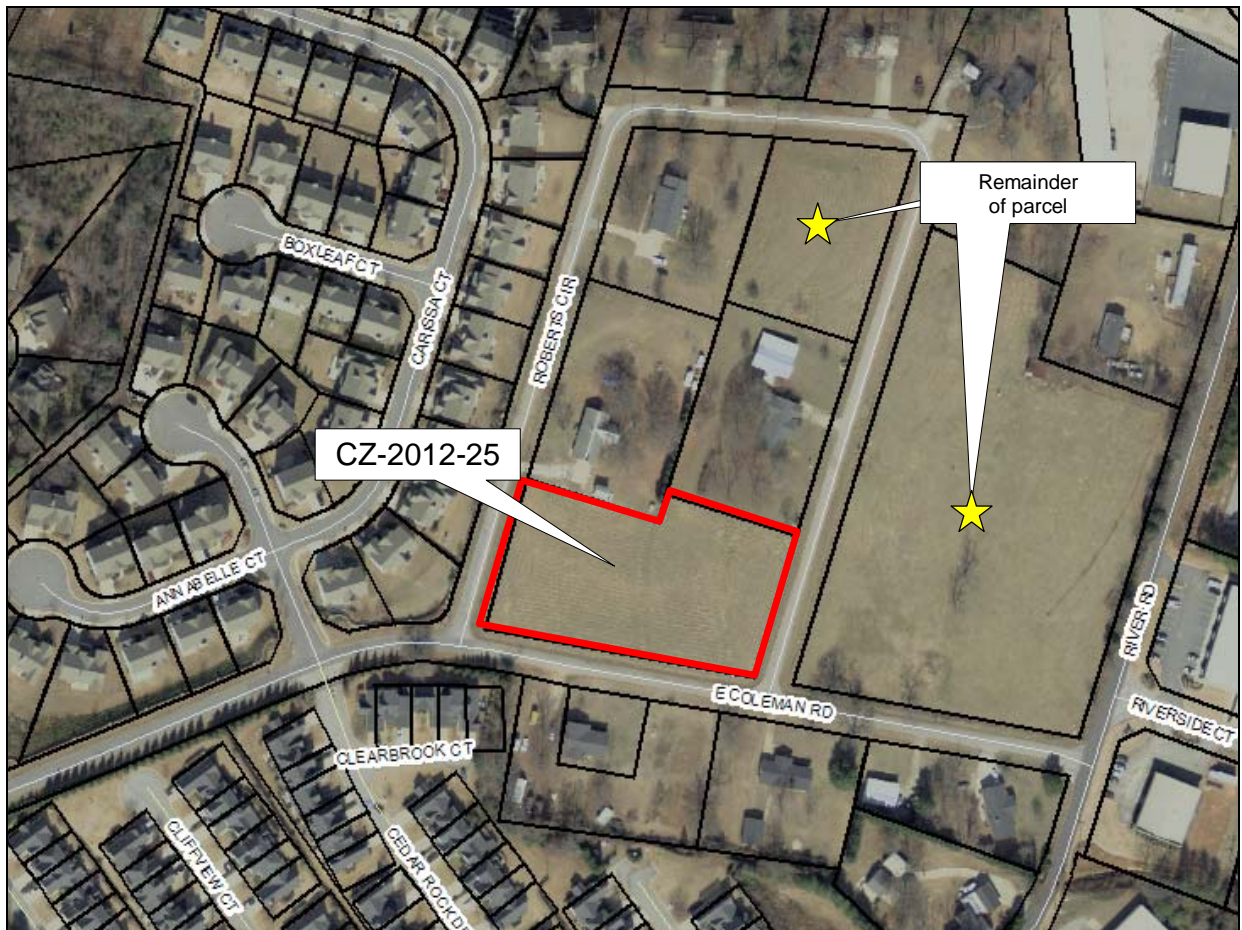
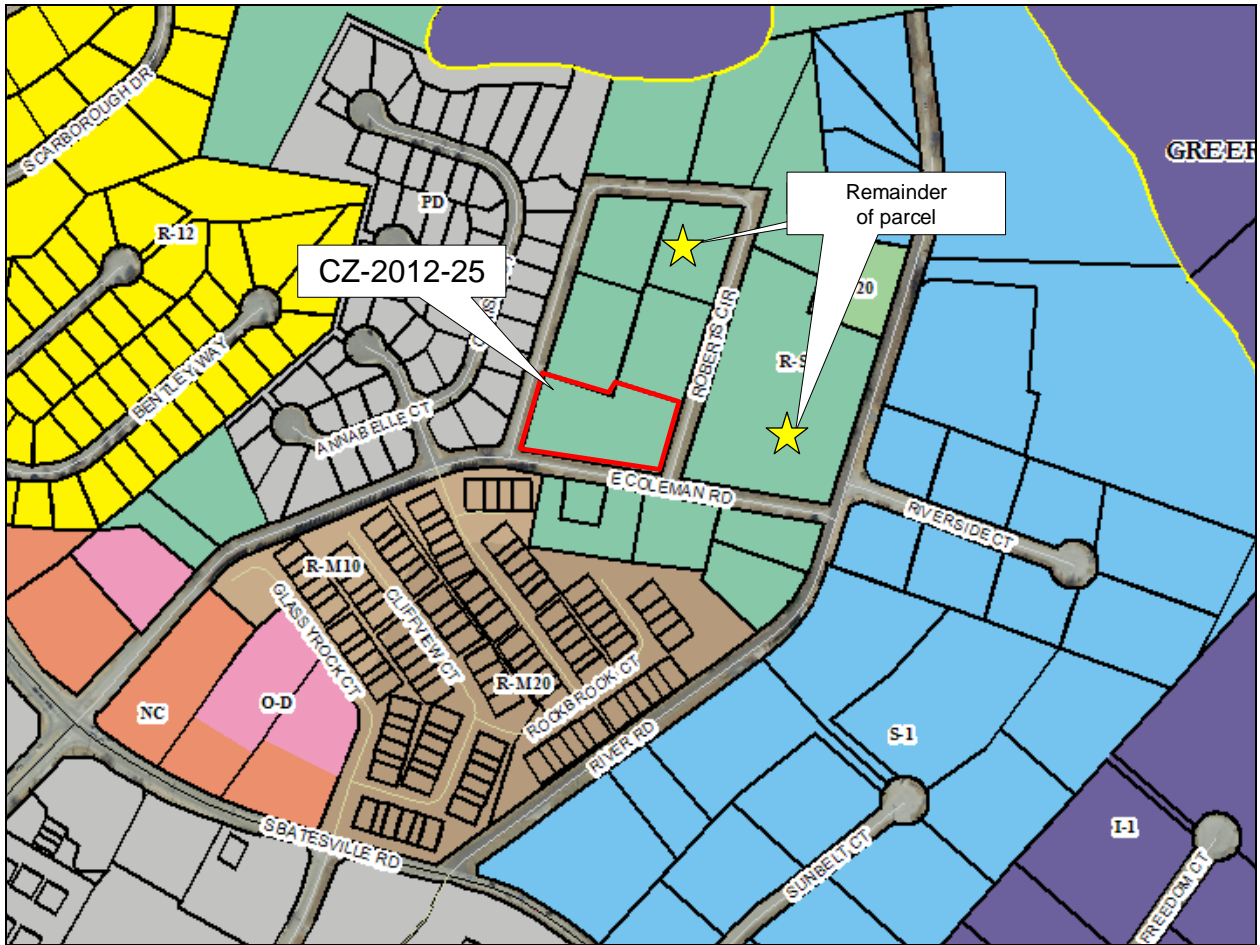
SUMMARY

The property is zoned R-S, Residential Suburban, which is established to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. The request is for POD, Planned Office District. The Statement of Intent and Concept Plan for the development state the use will be a development with three individual care center buildings with a maximum of 9 beds per unit or 24 total beds. Per the applicant, the buildings are “care center homes for the elderly” or could be used as individual single-family residences. All other uses would have to go back to County Council for rezoning. The concept plan is shown below:



CONCLUSION

The site is currently undeveloped in an area characterized by residential uses of a variety of types in the immediate vicinity. In the larger area, commercial, office, and industrial/warehouse uses are abundant. The Statement of Intent and Concept Plan provide for one specific use, a care center, which is residential in character through the architectural design and the nature of the use. By requesting a POD, Planned Office District, the applicant has provided a set of relative assurances that the site will be developed in a residential manner with few exceptions (i.e. additional parking). Based on these reasons and the location of the nearby services and amenities, Staff recommends approval of the rezoning request.






Greenville County Planning Department
Office of the Zoning Administrator

(864) 467-7425
www.greenvillecounty.org

Memorandum

To: Greenville County Planning Commission
From: Kelli McCormick, AICP, Deputy Zoning Administrator 
Date: June 19, 2012
Re: **Petition for CZ-2012-25**

The Office of the Zoning Administrator is in receipt of a petition **in opposition** to the above docket with **120 names** included.

Please find this attached and let me know if you have any questions.

Thank you.

ZONING PETITION

We the undersigned property owners do hereby support oppose (circle one) the rezoning by Greenville County Council of that property located at E. COLEMAN RD + ROBERTS CIRCLE and filed with the Greenville County Planning Department as Docket CZ- 2012-15 scheduled for the MAY 14, 2012 @ 6:30 PM (date) Public Hearing.
JUNE 18, 2012 @ 6:30 PM

NAME	ADDRESS
1. Ivalan Martin Ivalan Martin	36 Bentley Way Greer SC 29650
2. Ann Hansen	315 Roberts Circle Greer SC 29650
3. Greg E. Orr	315 Roberts circle Greer SC 29650
4. William Westmoreland William Westmoreland	2123 Coleman Dr Greer SC 29650
5. Margaret Westmoreland Margaret Westmoreland	2123 Coleman Dr Greer SC 29650
6. B.C. Westmoreland B.C. Westmoreland	2123 Coleman Dr Greer SC 29650
7. Virginia Hudson Virginia Hudson	5117 Coleman Rd Greer SC 29650
8. Jal Blomquist Jal Blomquist	180 Roberts Cir Greer SC 29650
9. James Ward James Ward	204 Roberts Cir Greer SC 29650
10. Esther Swell Esther Swell	2235 RIVER RD. GREER S.C. 29650
11. Ruth Blomquist Ruth Blomquist	180 Roberts Circle Greer, SC 29650
12. W.K. Welch W.K. Welch	416 BARRINGTON PK. DR. 29650
13. Nancy K. Welch Nancy K. Welch	416 Barrington PK DR 29650
14. Paul Batson Paul Batson	296 ROBERTS CIRCLE, GREER, 29650
15. Euzeth N. Gallogher Euzeth N. Gallogher	10 Canassa Court Greer SC 29650
16. Paul H. Gallogher Paul H. Gallogher	10 Canassa Ct. Greer SC 29650
17. John Hemtree John Hemtree	2103 Coleman Rd Greer SC 29650
18. Harold H. Hemtree Harold H. Hemtree	2103 Coleman Rd Greer SC 29650
19. H. J. Moore H. J. Moore	22 Carrisa Ct Greer SC 29650
20. S. Maderer S. Maderer	2 Annabelle Ct Greer SC 29650
21. Deanne M. Maderer Deanne M. Maderer	2 Annabelle Ct Greer, SC 29650
22. Fanny Alessi Fanny Alessi	1 Annabelle Ct. Greer, SC 29650
23. Anthony Alessi Anthony Alessi	1 Annabelle Ct. Greer, SC 29650
24. Rick M. Coonan Rick M. Coonan	1 2173 River Rd Greer SC 29650
25. Ann Batson Ann Batson	296 Roberts Cir Greer SC

ZONING PETITION

We the undersigned property owners do hereby support oppose (circle one) the rezoning by Greenville County Council of that property located at COLEMAN RD - ROBERTS and filed with the Greenville County Planning Department as Docket CZ- 2012-15 scheduled for the June 8 2012 @ 0130 PM (date) Public Hearing.

NAME	ADDRESS
1. MURALI EPARI	9 BOX LEAF CT, GREER, SC 29650
2. SARMITA PATRA	9 BOX LEAF CT, GREER, SC 29650
3. Oneil K HARRIS	10 BOX LEAF CT, GREER, SC 29650
4. Kerisea S Mpherson	10 BOX LEAF CT, GREER, SC 29650
5. ANTONY CHACCO	119 CARISSA CT, GREER, SC 29650
6. Susan Antony	119 Carissa CT, Greer, SC 29650
7. Johnny McGath (N539878)	123 Carissa CT, Greer, SC 29650
3. ↳ Tyler McGathe	" " "
7. Jeevan Kumar	129 Carissa CT, Greer, SC 29650
10. Greetha Priya	129 " "
1. Changwon Hwang	133 " "
2. Tu Phuong Nguyen	133 " "
3. Lingfang Kong	137 Carissa Ct Greer, SC 29650
4. Ed ZHAP	137 same as above
5. Joel Smith	142 CARISSA CT GREER SC 29650
6. Joel Jenifer Smith	" " " " " "
7. Joel	105 105 Carissa Ct. Greer, SC 29650
3. Marie Phillips	105 105 Carissa Ct. Greer, SC 29650
1. V.S. = MARIAMMA JOSEPH	130 CARISSA COURT, GREER, SC 29650
1.	126
Paul Clark	122 Carissa Ct. Greer SC 29650
Lisa K Clark	122 Carissa Ct. Greer, SC 29650
PHILLIP NELSON	114 CARISSA CT. GREER SC 29650
JO NELSON	114 CARISSA CT GREER SC 29650.
Amanda Ullmann	19 Box Leaf Ct Greer SC 29650

Total Number of Names 23

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ZONING PETITION

We the undersigned property owners do hereby support/ oppose (circle one) the rezoning by Greenville County Council of that property located at 5 COLEMAN RD - ROBERTSON and filed with the Greenville County Planning Department as Docket CZ- 2012-15 scheduled for the JUNE 18 2012 @ 0130 PM (date) Public Hearing.

NAME	ADDRESS
1. Zuzing Ou	23 Annabelle Court, Greer, SC 29605
2.	19
3.	15
4. PRABHAKAR R BUDIDI	9 Annabelle Ct.
5. Mrs G/S / Myrtle	5 Annabelle Ct.
6. Danilo Gernice	6 Annabelle Ct
7. yf Hume	6 Annabelle Ct.
8. Betty Sparkum	27 Annabelle Ct.
9. Glenn S. Sparkum	27 ANNABELLE CT
10. George Meng	10 Annabelle Ct
11. Di Lan -	10 Annabelle Ct.
12. Jayantibhai Patel	208 Coleman Grove Ct
13. Bhumnika Patel	208 Coleman Grove Ct
14. Navneet Gupta	204 Coleman Grove Ct
15. Sonal Mahajan	204 Coleman Grove Ct
16. Jeremy Skolo	212 Coleman Grove Ct
17. Susana Skolo	212 Coleman Grove Ct
18. Houna & Deva undamatla	205 Coleman Grove Ct.
19. Bhagubhai L Patel	6 CATISSA CT
20. Anne M. Maedure	2 Annabelle Ct.
21. Stu Mann	2 Annabelle Ct.
22. Rajni Patel	7 Catissa Ct.
23. Ramona H. Hargrett	16 Annabelle Ct.
24. Nancy Hargrett	16 Annabelle Ct.
25. Patel Dhruv & Rudhi	113 Anscoe Ct.

ZONING PETITION

We the undersigned property owners do hereby support/oppose (circle one) the rezoning by Greenville County Council of that property located at E. COLEMAN RD + ROBERTS CIRCLE and filed with the Greenville County Planning Department as Docket CZ- 2012-15 scheduled for the MAY 14, 2012 @ 6:30 PM (date) Public Hearing.

NAME	ADDRESS
1. <u>Phillip Mark Holman</u>	<u>2117 E. COLEMAN GREER SC 29650</u>
2. <u>[Signature]</u>	<u>114 Carissa Court Greer 29650</u>
3. <u>[Signature]</u>	<u>114 Carissa Court Greer, 29680</u>
4. <u>Alexander Miller</u>	<u>118 Carissa court, Greer, SC 29650</u>
5. <u>RSSA Properties, LLC</u>	<u>18 Carissa court Greer, SC 29650</u>
6. <u>AMSR Properties, LLC</u>	<u>118 Carissa court Greer SC 29650</u>
7. <u>[Signature]</u>	<u>109 Roberts circle Greer, SC 29650</u>
8. <u>[Signature]</u>	<u>109 Roberts circle Greer, SC 29650</u>
9. <u>[Signature]</u>	<u>118 Carissa Ct. Greer, SC 29650</u>
10. <u>[Signature]</u>	<u>109 ROBERTS CIRCLE, GREER, SC 29650</u>
11. <u>[Signature]</u>	<u>132 Carissa Ct Greer, SC 29650</u>
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ZONING PETITION

We the undersigned property owners do hereby support/oppose (circle one) the rezoning by Greenville County Council of that property located at F. COLEMAN RD + ROBERTS and filed with the Greenville County Planning Department as Docket CZ- 2012-15 scheduled for the MAY 14, 2012 @ 6:30 PM (date) Public Hearing.
JUNE 18, 2012 @ 4:30 PM

NAME	ADDRESS
1. Sarah Mullins	323 Rockbrook Ct., Greer, SC 29650
2. Lisa Vitagliano	318 Rockbrook Ct, Greer, SC 29650
3. Courtney Makis	325 Rockbrook Ct Greer SC 29650
4. Barbara Sutola	316 ROCKBROOK CT. GREER, SC 29650
5. Rena d. Tuttle	316 ROCKBROOK CT., GREER, SC 29650
6. Eldon J. Pines	314 Rockbrook Ct., Greer, SC 29650
7. Hong Zee	308 Rockbrook Ct, Greer, SC 29650
8. Jill Fletcher	302 ROCKBROOK CT. Greer SC 29650
9. Jessica Dobson	300 Rockbrook Ct. Greer SC 29650
10. Darlene Baker	210 Rockbrook Ct Greer SC 29650
11. Alexander Grant	420 Cliffview Ct. Greer, SC 29650
12. Steve Krug	416 Cliffview Ct, Greer, SC 29650
13. Barbara Jane Hardinger	418 Cliffview Ct. Greer, SC 29650
14. John Hardinger	418 CLIFFVIEW CT " " "
15. David Johnson	412 Cliffview Ct Greer 29650
16. Shi John	412 CLIFFVIEW CT. Greer, SC. 29650
17. Larry E. Kinsh	415 Cliffview Ct, Greer SC 29650
18. Andrea S. Burton	304 Rockbrook Ct Greer SC 29650
19. Lucia L. Burton	304 Rockbrook Ct., Greer SC 29650
20. Ed Pooler	318 Rockbrook Ct. Greer SC 29650
21. Jason Makis	325 Rockbrook Ct Greer SC 29650
22. Tony Lapid	319 Rockbrook Ct Greer SC 29650
23. [Signature]	319 Rockbrook Ct. Greer SC 29650
24. Tiffan Kelt	300 Rockbrook Ct Greer SC 29650
25. Barbara K. Whitlock	327 Rockbrook Ct Greer SC 29650