

ZONING DOCKETS FROM AUGUST 22, 2012 GCPC

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-28	Reichert Consulting, LLC Scuffletown Road and Lee Vaughn Road R-S to NC 0554020102014, 0554020101701, and 0554020102009	27	A w/ conditions	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 20, 2012 were:</p> <p><u>Speakers For</u> (1) Applicant's representative presented information as depicted in the concept plan and statement of intent for the site</p> <p><u>Speakers Against</u> (1) None</p>					<p>Petition/Letter</p> <p>For – Power Point Show</p> <p>Against –</p>
Staff Report	<p>The subject property is in a rural residential area primarily characterized by large lots with single-family homes and/or agricultural uses. The Scuffletown Area Plan designates these parcels as Rural Residential. However, according to the subsequent <i>Imagine Greenville County Comprehensive Plan</i>, these parcels are in a Suburban Community Center, which surrounds the major thoroughfares in this area with the majority of the traffic movement. The site plan for the project complies with the standards for NC, Neighborhood Commercial. However, showing additional connectivity to adjoining parcels and restricting the site to not allow gas stations is needed.</p> <p>Staff recommends approval of the NC, Neighborhood Commercial, request subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Stub-outs to the adjacent parcels to the north and south should be shown on the plan to provide connectivity to the adjoining parcels if they are developed for any use other than single-family residential. 2. Automobile service stations/gas stations and convenience stores shall not be permitted. 3. Sidewalks are required along all external road frontages. 4. Buildings must be designed to have double façades (i.e. the main entrances face internally and the rear faces the road but looks like a secondary front with windows and a façade). 					




**Planning and Code Compliance Division
Office of the Zoning Administrator**

**(864) 467-7270
www.greenvillecounty.org**

MEMORANDUM

TO: Councilor Fred Payne, Chairman P&D Committee

FROM: Skip Limbaker, AICP, Zoning Administrator 

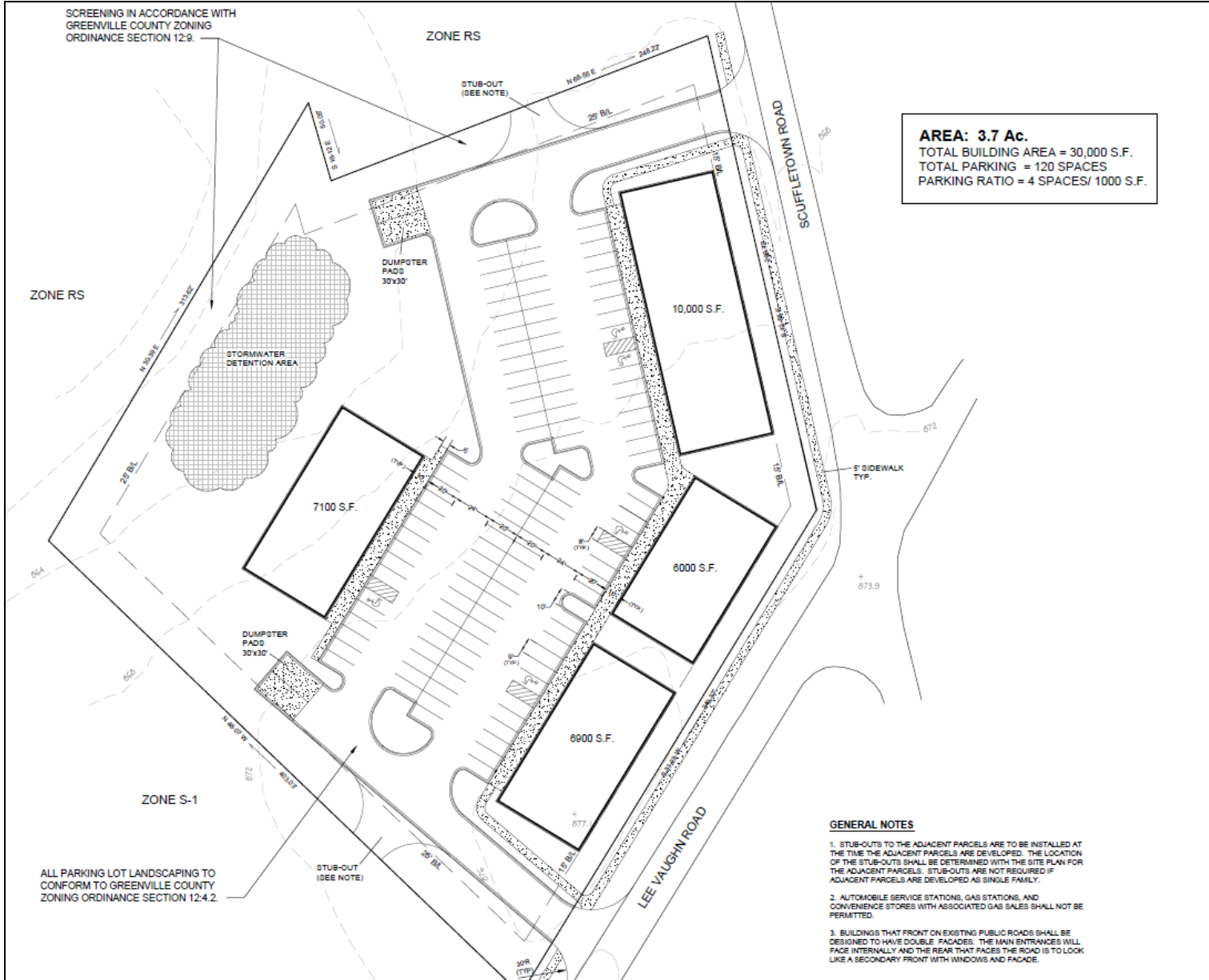
DATE: September 10, 2012

SUBJECT: Amendment to CZ-2012-28, Lee Vaughn and Scuffletown Road

The Office of the Zoning Administrator has received an updated concept plan from the applicant on September 5, 2012 to amend the application for CZ-2012-28. The applicant amended the application to reflect the conditions recommended by Planning Commission. This Docket is scheduled for the September 17, 2012 Committee Meeting.

Please contact me with any specific questions or concerns at 467-7425.

cc: Mr. Butch Kirven, Chairman of County Council and Councilor District 27
P&D Committee Members
Mr. Joe Kernell, County Administrator
Ms. Paula Gucker, Assistant County Administrator
Mr. Keith Drummond, Director of Planning and Code Compliance
File



SCREENING IN ACCORDANCE WITH GREENVILLE COUNTY ZONING ORDINANCE SECTION 12.9.

ZONE RS

ZONE RS

ZONE S-1

ALL PARKING LOT LANDSCAPING TO CONFORM TO GREENVILLE COUNTY ZONING ORDINANCE SECTION 12.4.2.

AREA: 3.7 Ac.
 TOTAL BUILDING AREA = 30,000 S.F.
 TOTAL PARKING = 120 SPACES
 PARKING RATIO = 4 SPACES/ 1000 S.F.

GENERAL NOTES

1. STUB-OUTS TO THE ADJACENT PARCELS ARE TO BE INSTALLED AT THE TIME THE ADJACENT PARCELS ARE DEVELOPED. THE LOCATION OF THE STUB-OUTS SHALL BE DETERMINED WITH THE SITE PLAN FOR THE ADJACENT PARCELS. STUB-OUTS ARE NOT REQUIRED IF ADJACENT PARCELS ARE DEVELOPED AS SINGLE FAMILY.
2. AUTOMOBILE SERVICE STATIONS, GAS STATIONS, AND CONVENIENCE STORES WITH ASSOCIATED GAS SALES SHALL NOT BE PERMITTED.
3. BUILDINGS THAT FRONT ON EXISTING PUBLIC ROADS SHALL BE DESIGNED TO HAVE DOUBLE FACADES. THE MAIN ENTRANCES WILL FACE INTERNALLY AND THE REAR THAT FACES THE ROAD IS TO LOOK LIKE A SECONDARY FRONT WITH WINDOWS AND FACADE.

DOCKET NUMBER: CZ-2012-28

APPLICANT: Reichert Consulting, LLC

PROPERTY LOCATION: Scuffletown Road and Lee Vaughn Road

PIN/TMS#(s): 0554020102014, 0554020101701, and 0554020102009

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: NC, Neighborhood Commercial

ACREAGE: 3.7

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The subject parcels were zoned R-S, Residential Suburban, as part of Area 11 in March 1996. There have been no rezoning requests for the subject parcels. The parcel zoned S-1, Services, to the adjacent south was zoned as part of Area 11. The parcel to the north on Lee Vaughn Road zoned C-1, Commercial, was also zoned as part of Area 11 in March 1996. The other commercial parcel to the north zoned NC, Neighborhood Commercial, was rezoned in 2011 as CZ-2011-30. This request was approved with conditions by Staff, Planning Commission, Committee, and County Council.

EXISTING LAND USE: Two single-family residences on separate parcels

AREA CHARACTERISTICS: Rural area with single-family uses and commercial zoning and use at the Lee Vaughn Road/Bethany Road intersection

North: R-S, Residential Suburban, single-family residential
East: R-S, Residential Suburban, single-family residential
South: S-1, Services, single-family residential
West: R-S, Residential Suburban, single-family residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Suburban Community Center

SCUFFLETOWN AREA PLAN: Rural Residential

ROADS: Scuffletown Road: 2-lane, undivided SCDOT maintained highway, with no sidewalks
Lee Vaughn Road: 2-lane, undivided SCDOT maintained highway, with no sidewalks

TRAFFIC IMPACT

Traffic generated from the site will increase based on the requested uses in the NC, Neighborhood Commercial, district. The closest traffic count station is located on Scuffletown Road just south of its intersection with Lee Vaughn Road. The 2011 traffic count was 2,700 average daily trips. Traffic volumes have increased at this location by 4% over the past five years.

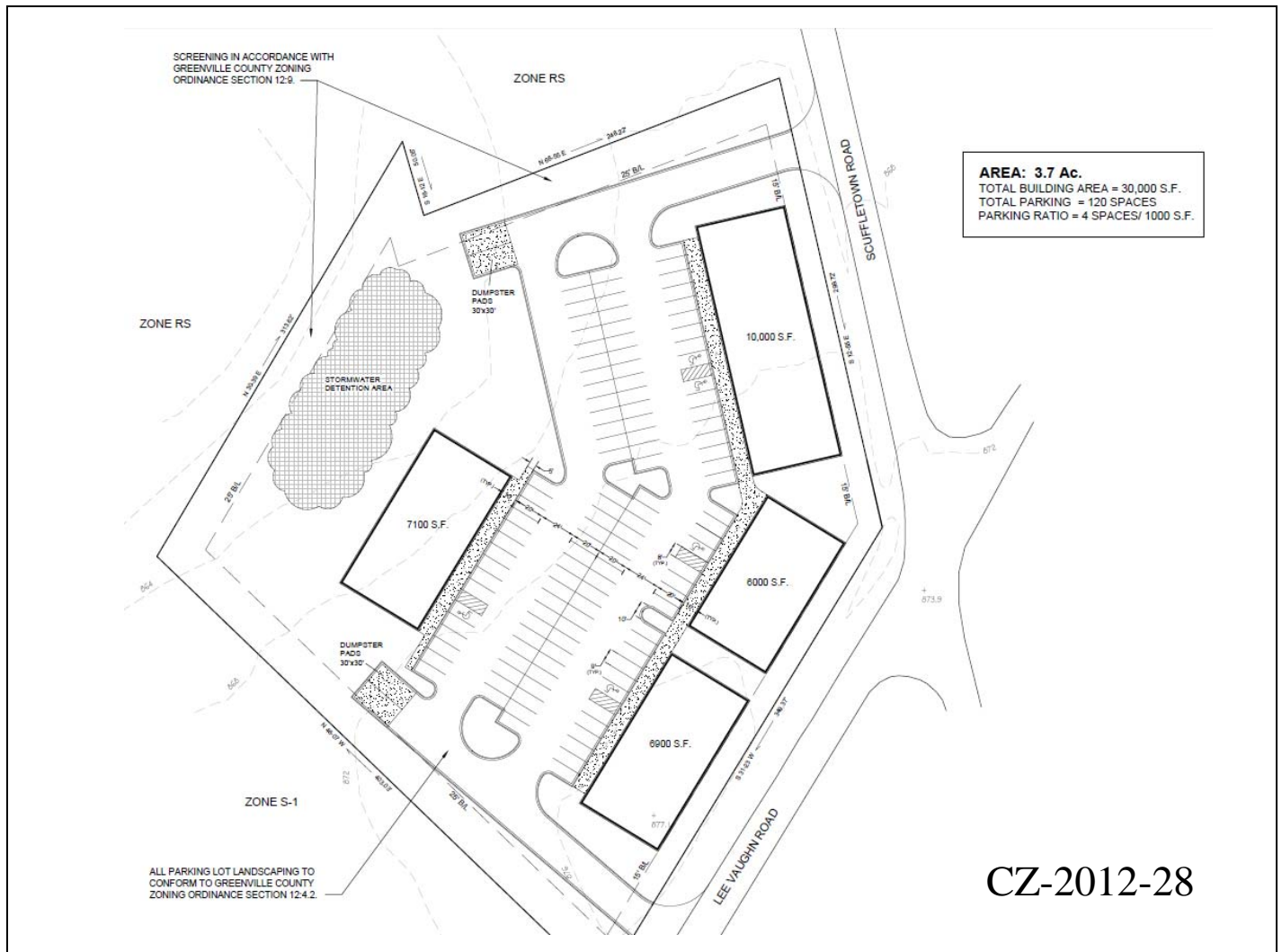
SUMMARY

The parcels are zoned R-S, Residential Suburban, which provides for single-family residences at a maximum density of 1.7 dwelling units per acre and agricultural uses. The Statement of Intent and Concept Plan for the proposed NC, Neighborhood Commercial, district would allow the property to be developed into a commercial area with the following:

Building Area: 30,000 sq ft total (4 buildings with the following square footages:
10,000 sq ft, 7,100 sq ft, 6,900 sq ft, and 6,000 sq ft)

Parking Spaces: 120

The Statement of Intent for this site also details signage, lighting, and architectural standards for the development (see attached SOI).

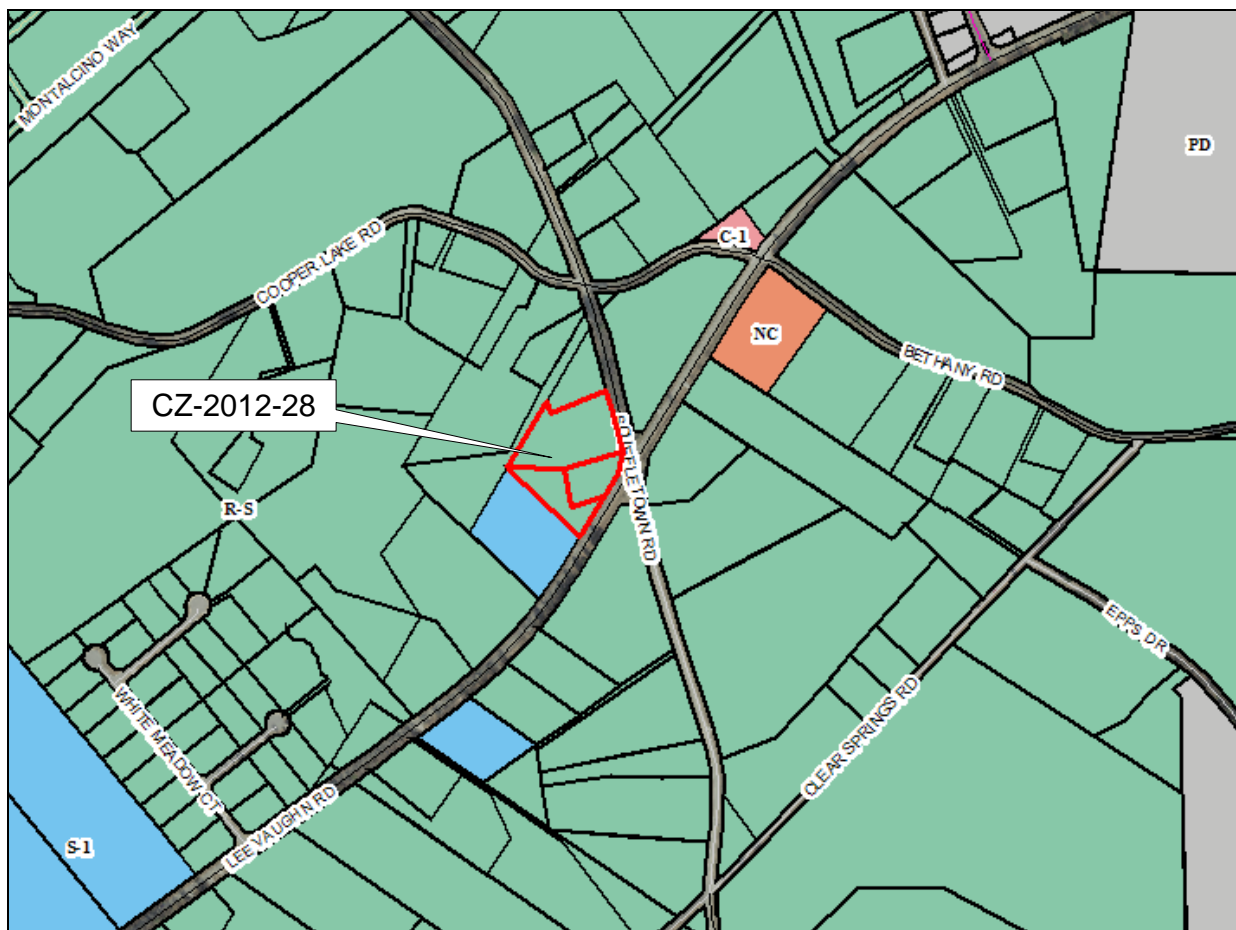


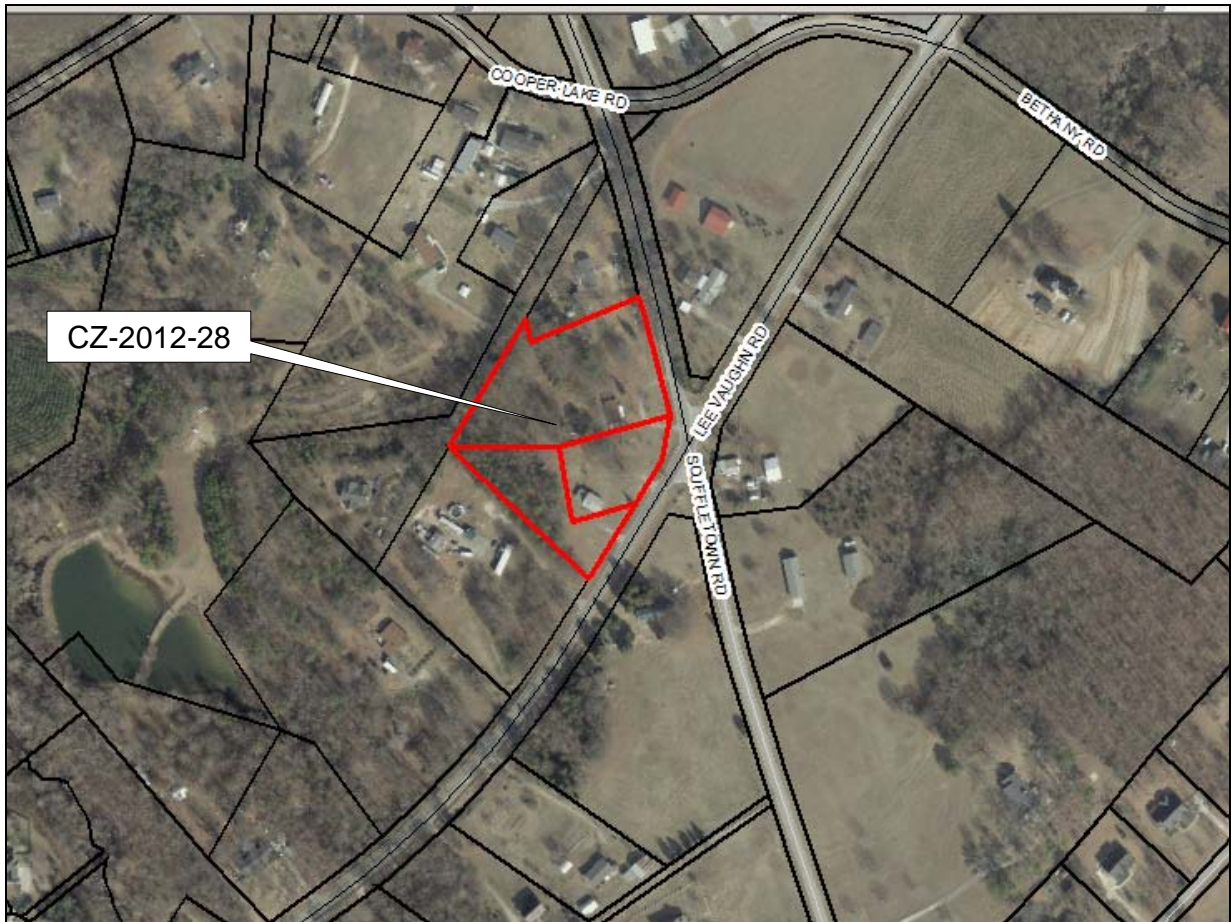
CONCLUSION

The subject property is in a rural residential area primarily characterized by large lots with single-family homes and/or agricultural uses. The Scuffletown Area Plan designates these parcels as Rural Residential. However, according to the subsequent *Imagine Greenville County Comprehensive Plan*, these parcels are in a Suburban Community Center, which surrounds the major thoroughfares in this area with the majority of the traffic movement. The site plan for the project complies with the standards for NC, Neighborhood Commercial. However, showing additional connectivity to adjoining parcels and restricting the site to not allow gas stations is needed.

Staff recommends approval of the NC, Neighborhood Commercial, request subject to the following conditions:

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Portion of Scuffletown Area Plan Adopted in 2006

