

**ZONING DOCKETS FROM AUGUST 28, 2013 PLANNING COMMISSION MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2013-35</b>	Bell Carrington and Price, LLC 1504 Brushy Creek Road POD to PD 0538040102600	21	A w/cond	A w/cond as amended		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Applicant states that they need additional property in the PD to make the adjacent property within the PD developable because of the realignment of Hudson Road</li> <li>(2) Main access will be onto Hudson Road</li> <li>(3) Keep the PD finishes and signage</li> <li>(4) Wants to be a good neighbor to Brahms Court</li> <li>(5) Will work with Planning and Code Compliance as needed on site design</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Request to keep it as is because of their subdivision being right across the street</li> <li>(2) Been through many rezonings in this area and that side of the road is supposed to stay non commercial</li> <li>(3) Traffic on Hudson is terrible</li> <li>(4) DOT is already recognizing problems</li> <li>(5) This property is meant to be a buffer between PD and residential uses</li> <li>(6) They do not know what the user will actually be</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against – 17 names on a petition</p>
<b>Staff Report</b>	<p>This area is characterized by commercial, office, and residential uses within the Sub-Regional Center. This designation from the Imagine Greenville County Comprehensive Plan designates that these centers, varying in size, but centrally located within a community, are designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. They are characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential. This proposed land use and scale fit within this designation. In addition, the realignment of Hudson Road with Brushy Creek Road created a new intersection with the potential for a pedestrian oriented development on this corner, as well as the remaining property in the PD across Hudson Road. As such, staff is of the opinion this use is appropriate for this location, but would prefer the building to be closer to the intersection with the parking to the sides and rear of the structure. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval with the following conditions:</p> <ul style="list-style-type: none"> <li>1. The structure shall be located in the northeast corner of the site with the parking to the sides and rear. One row of parking may be permitted on Brushy Creek Road.</li> <li>2. The landscaping, lighting, signage, and architectural features of Hudson Center PD shall apply to this property.</li> </ul>					
<b>GCPC</b>	<p>The Planning Commission approved the applicant's request with the omission of the first condition as recommended by staff. The request was approved with the second condition as follows:</p> <ul style="list-style-type: none"> <li>• The landscaping, lighting, signage, and architectural features of Hudson Center PD shall apply to this property.</li> </ul>					

**Planning Report**

**DOCKET NUMBER:** CZ-2013-35

**APPLICANT:** Bell Carrington & Price, LLC

**PROPERTY LOCATION:** 1504 Brushy Creek Road

**PIN/TMS#(s):** 0538040102600

**EXISTING ZONING:** POD, Planned Office District

**REQUESTED ZONING:** PD, Planned Development

**ACREAGE:** 0.8

**COUNCIL DISTRICT:** 21 – Burns

**ZONING HISTORY:** The property was originally zoned R-15 as part of Area 1 in 1970. The property was rezoned to POD, Planned Office District, in 2004 (CZ-2004-96).

**EXISTING LAND USE:** Undeveloped

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	R-15 and R-7.5	single-family residential
East	PD	Hudson Center PD
South	PD	Hudson Center PD
West	R-15	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

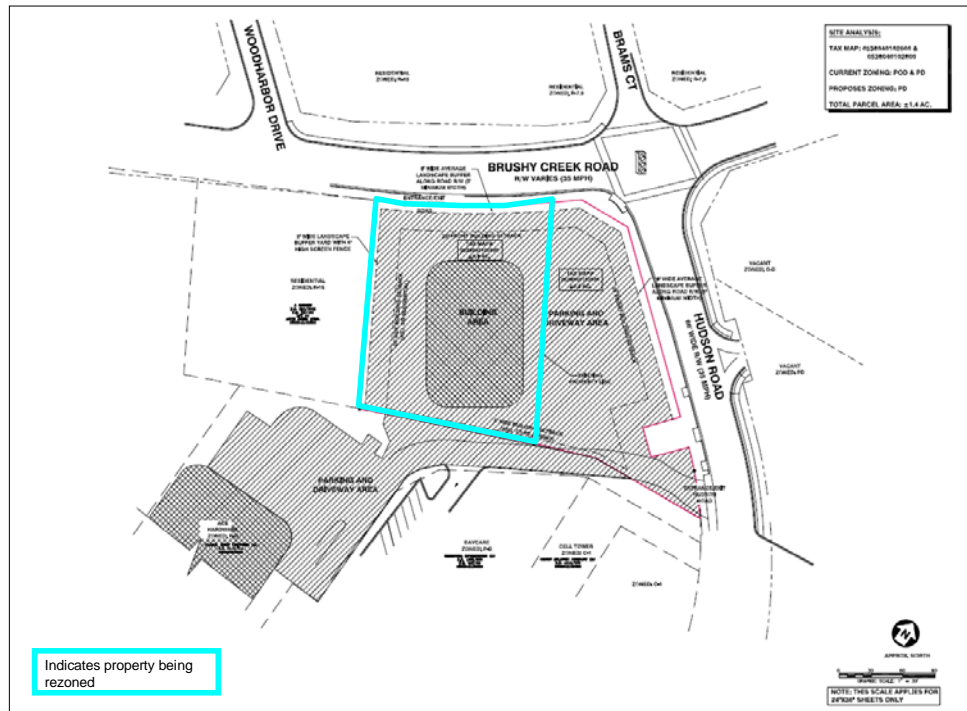
**IMAGINE GREENVILLE PLAN:** Sub-Regional Center on a Neighborhood Corridor

**ROADS:** Brushy Creek Road: 3-lane, SCDOT maintained road with sidewalks

**TRAFFIC IMPACT:** Traffic may increase on site if rezoned. The closest traffic count station is located approximately ½ mile to the east near Eastside High School. The 2011 traffic count was 9,400 average daily trips. Traffic volumes have decreased approximately 4% over the past 5 years at this location.

## SUMMARY

The property is zoned POD, a district established to accommodate office development that is found to be compatible with surrounding physical development. The request is to add this property to the existing Hudson Center Planned Development and comply with the requirements of that Planned Development, including the architectural (i.e. building materials) and signage requirements (i.e. low profile). A concept plan is shown below:



## CONCLUSION

This area is characterized by commercial, office, and residential uses within the Sub-Regional Center. This designation from the Imagine Greenville County Comprehensive Plan designates that these centers, varying in size, but centrally located within a community, are designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. They are characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential. This proposed land use and scale fit within this designation. In addition, the realignment of Hudson Road with Brushy Creek Road created a new intersection with the potential for a pedestrian oriented development on this corner, as well as the remaining property in the PD across Hudson Road. As such, staff is of the opinion this use is appropriate for this location, but would prefer the building to be closer to the intersection with the parking to the sides and rear of the structure. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval with the following conditions:

1. The structure shall be located in the northeast corner of the site with the parking to the sides and rear. One row of parking may be permitted on Brushy Creek Road.
2. The landscaping, lighting, signage, and architectural features of Hudson Center PD shall apply to this property.

The Planning Commission recommends approval with conditions as amended, omitting condition number one and keeping only condition number two.

