

Zoning Docket from February 2, 2015 P and D Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-50	Gary Hammond for Ann Vaughn Stephens and Betsy Vaughn Lancaster 15 Five Forks Road 0542010100600 (portion) 3.53 acres R-S to POD	28	Approval with conditions	Denial 1/28/15	Approval with conditions 2/2/15	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ol style="list-style-type: none"> a) Licensed “Assisted Living Facility” – 33,000 sq ft, 50 beds, internal courtyard, overflow parking, no individual unit kitchens, secure entrance b) Residential character highlighted – craftsman style design c) Solicited input from area neighborhoods – community meeting d) Peak traffic slightly above residential build-out – 22 vehicle trips per hour in am peak (7-8am), 25 vehicle trips per hour in pm peak (5-6pm) e) Seeking POD to provide additional assurance to layout/design f) Land along Parkside Drive would be available for realignment of the Parkside intersection if needed 2) Developers have been very receptive to the needs of the neighbors. 3) If property to be developed commercially, this use/design is preferable. 4) Impressed with the quality of the plans. <p><u>Speakers Against</u></p> <ol style="list-style-type: none"> 1) Rezoning is for a commercial project. There is not another commercial zone within 2 miles of subject property. Retain the residential nature of the community. 2) Traffic around the site is an issue. Visitors/employees will add to that. Wait until infrastructure can support the use. 3) Lighting, parking, deliveries will be a nuisance to residential. 4) Location is not safe for use and dementia patients. 					<p>Petition/Letter For: None</p> <p>Against: 2 Letters</p>
Staff Report	<p>The subject property currently contains an unoccupied single family residence, with approximately 244 feet of frontage on SC Highway 14 and 705 feet of frontage on Five Forks Road. The property is currently zoned R-S (Residential Suburban); this application is requesting to rezone to OD (Office District). The OD district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.</p> <p>The applicant listed the proposed use for the subject parcel as a “Memory Care Facility / Assisted Living Facility”.</p> <p>Staff recommends approval in accordance with Article 12 of Zoning Ordinance and meeting setback distances according to the County Sign Ordinance and SCDOT.</p>					