

Zoning Docket from June 24, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-37	Jamie McCutchen (on behalf of Dr. Jeff Summers) for Jack E. Shaw 25021 East North Street 0541050110700 R-20, Single-Family Residential to O-D, Office District	22	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</p> <p><u>Speakers For: 8 people in support</u></p> <p>1) Jaime McCutchen (CCAD Engineering, presenting two graphics)</p> <ul style="list-style-type: none"> • Has presented plans for property to neighbors for feedback: <ul style="list-style-type: none"> - Noise and privacy concerns would be addressed by locating the building at the front right corner of the property reducing noise impact and retaining a treed buffer. - Stormwater would be addressed through the County's departments. Parking has been minimized to reduce impact. • Building for orthodontics office with 10-13 exam rooms. • Went with OD as opposed to POD because timing of the project is an issue. Submittal requirements for POD would have set process back. • The proposed business depends on community support. <p>2) Haley Raymond – reading letter from Dr. Jack Summers</p> <ul style="list-style-type: none"> • Summer Orthodontics has been in the community for over 30 years. • Has provided donations and educational opportunities for schools. • If not granted, rezoning will be requested for subject property by others in the future and this may be the least impactful use. • Trying to work with the community to make this project work. • Business would not be open in the evening nor on weekends <p><u>Speakers Against: 10 people in opposition</u></p> <p>1) Daryl Fetzer – 6 Tiverton Dr.</p> <ul style="list-style-type: none"> • Lives at the low point adjacent to property, so detention area would be near his back yard. • Removal of trees would allow more noise from business and road. • Grading would bring subject property up to road level, increasing impact of development. • Noise from emptying dumpsters. • The 7500sqft building would be much larger than others in vicinity. <p>2) Brian Scott – 2 Swindon Ct.</p> <ul style="list-style-type: none"> • Left turn access off E. North Street will be an issue and would make an unfeasible project for applicant. • Property is a habitat for a red-tailed hawk. • Flooding is an issue as Mr. Scott's property already standing water on it. <p>3) Cathleen Scott – 2 Swindon Ct.</p> <ul style="list-style-type: none"> • E. North St. traffic and traffic cutting through on Tiverton Dr. make intersection dangerous at current time. 	<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>				

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Staff Report	<p>The subject property is 1.3 acres of mostly wooded property to the northeast of the intersection of E. North Street and Mitchell Road. Approximately 364 feet of frontage exists along E North Street. The subject site has significant topography with slope dropping to the northwest. Michell Road Elementary School is located to the SW and the subject site is within the school zone designated on E. North Street.</p> <p>The applicant identifies the proposed use as doctor's office.</p>
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Planning Report

DOCKET NUMBER: CZ-2015-37

APPLICANT: Jamie McCutchen (of behalf of Dr. Jeff Summers) for Jack E. Shaw

PROPERTY LOCATION: 25021 East North Street

PIN/TMS#(s): 0541050110700

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 1.3

COUNCIL DISTRICT: 22 – Taylors

ZONING HISTORY: The parcel was originally zoned in 1970 as part of Area 1.

EXISTING LAND USE: vacant, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residences
West	R-20	single-family residence
South	POD	doctors' offices
East	R-20	fire station (Wade Hampton)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville Future Land Use map designated as *Residential Land Use 2* with ideal residential density of 3 to 6 units per acre. The subject property is also located along a *Neighborhood Corridor*, which are predominantly residential in form and function but do allow for some limited nonresidential use.

ROADS: E. North Street – Minor Arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2008	2011	2012
E North Street	2,685' NE	19,000	18,900 (-1%)	17,900 (-5%)
Mitchell Road	3,600 S	6,100	4,700 (-23%)	4,700 (0%)

SUMMARY:

The subject property is 1.3 acres of mostly wooded property to the northeast of the intersection of E. North Street and Mitchell Road. Approximately 364 feet of frontage exists along E North Street. The subject site has significant topography with slope dropping to the northwest. Michell Road Elementary School is located to the SW and the subject site is within the school zone designated on E. North Street.

The subject property is currently zoned R-20, Single-Family Residential. Residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The requested rezoning is O-D, Office District. This 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.

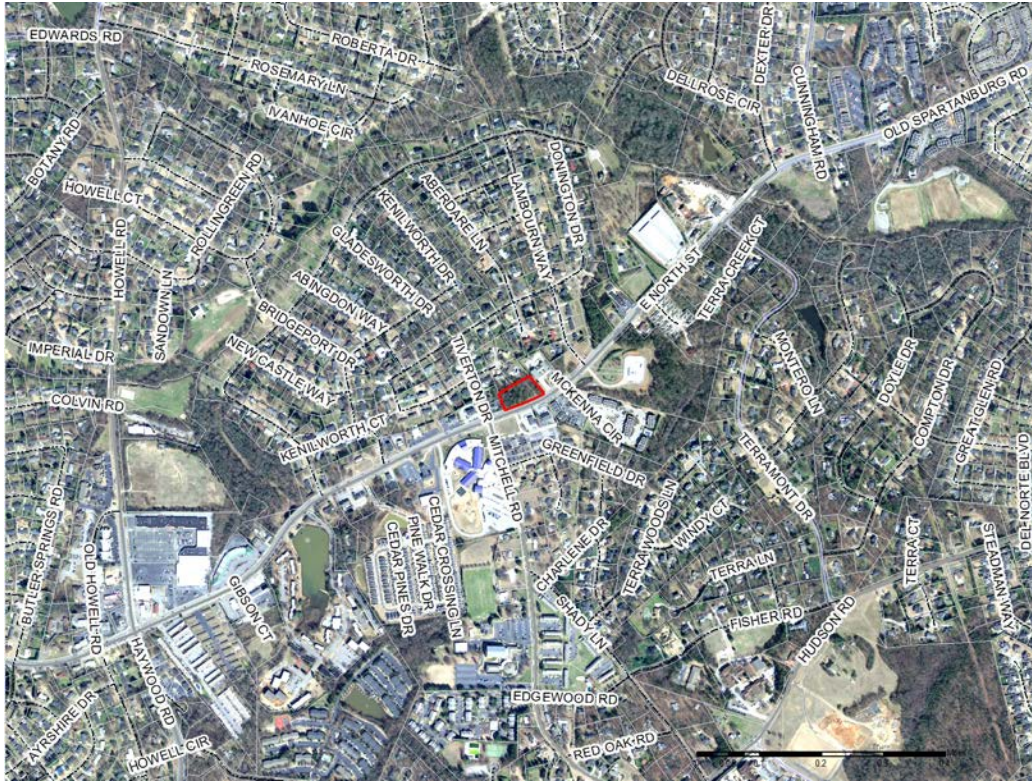
The applicant identifies the proposed use as doctor's office.

CONCLUSION:

It is staff's opinion that this requested rezoning would have significant negative impact on surrounding uses. However, these negative impacts might be better alleviated through discussions that would better guarantee and maintain the best condition in traffic, architecture, building size and scale, appearance and accessibility. Although significant work towards these ends may have already been initiated by the applicant, codifying these as requirements, possible through a POD, Planned Office District, may ultimately save time and gain better public support for the project. A rezoning to POD, Planned Office Development, is more consistent with the surrounding office development and would ensure any future development would be done in a manner that will minimize potential negative impacts harmonize with the surrounding development.

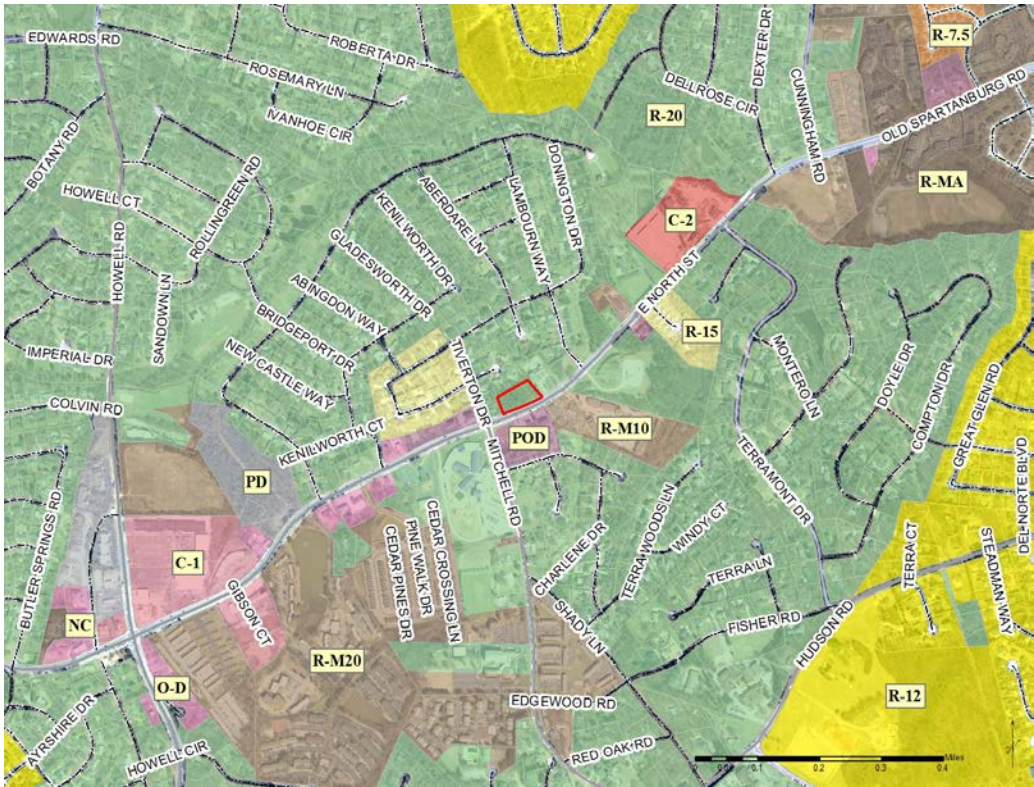
Specific to the zoning, allowing O-D for this site could also include other uses that may be less desirable including banks with drive-through and automatic teller machines.

Based on these reasons, staff recommends denial of the O-D, Office Development, request and encourage the applicant to consider requesting a POD, Planned Office Development. The Planning Commission recommended denial



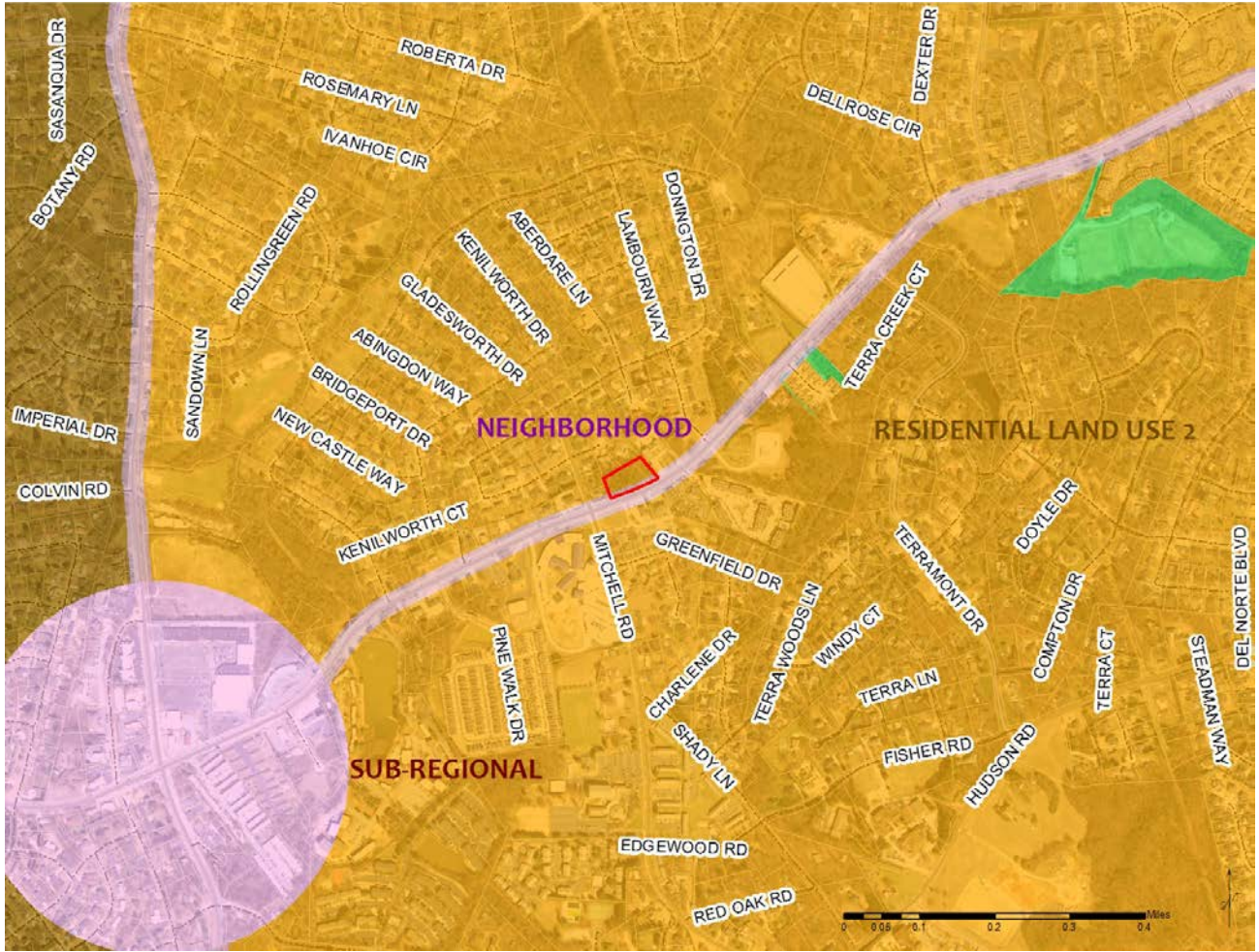
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville