

Zoning Docket from October 19, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-64	Troy A. LaColla for L & L Enterprises of Simpsonville, LLC 404 Scuffletown Road 0548020103100 R-12, Single-Family Residential to O-D, Office District	27	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 19, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Vacant for some time, requesting to develop into professional office space • Plan for drainage keeping it from the subdivision? Worked with Gray Engineering to design storm water retention, acknowledged drainage problem; plan to retain the water on-site • Considered a POD, Which would show layout? Has not been brought up to the applicant, but already has a layout. • Building would include two buildings, both 1.5 stories, on a slab, all brick, to tie into surrounding development, parking would be, would utilize existing turning lane, • Retailing wall on the south side with planting arborvitae, fencing • Two – 4900 sq ft buildings <p><u>Speakers Against:</u></p> <p>1) Resident and representing Adam’s Run residents</p> <ul style="list-style-type: none"> • Did not present the same presentation as tonight. • Office must fit with the neighborhood • Applicant choose not to present the same plan nor enter into an agreement with Adam’s Mill • Water runoff a main concern • Needs underground retention • Would like to postpone the proposal until another meeting with the community <p>2) President of HOA of Adams Mill Run</p> <ul style="list-style-type: none"> • Well done architectural plans • Would like to come to an agreement • Is there a way to speak at the Planning Commission meeting? 				<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>	
Staff Report	<p>The subject parcel is about 1.69 acres of vacant property located on Scuffletown Road approximately 0.4 miles south of Woodruff Road. The parcel has approximately 240 feet of frontage along Scuffletown Road.</p> <p>The applicant states the proposed land use is for professional offices.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-64

APPLICANT: Troy A. LaColla for L & L Enterprises of Simpsonville, LLC

PROPERTY LOCATION: 404 Scuffletown Road

PIN/TMS#(s): 0548020103100

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 1.69

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: This parcel was zoned R-12, Single-Family Residential in June 1991 as part of Area 7. A 2005 request to rezone from R-12 to OD was denied (CZ-2005-84). The application to rezone from R-12 to POD was denied in 2006 (CZ-2006-33).

EXISTING LAND USE: vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential (Sparrows Point & Adams Run SD)
East	R-12	single-family residential (Sparrows Point SD)
South	R-12	single-family residential (Adams Run SD)
West	R-12	single-family residential (Adams Run SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Sewer along Scuffletown Road but unsure if it can be accessed.

FUTURE LAND USE: The subject property is a part of the East Woodruff Road area plan and is designated as *Suburban Residential* which prescribes 2-4 units per acre.

ROADS: Scuffletown Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	3,300' NE	16,200	16,700 3.1%	18,500 10.7%

SUMMARY: The subject parcel is about 1.69 acres of vacant property located on the west side of Scuffletown Road approximately 0.4 miles south of Woodruff Road. The parcel has approximately 240 feet of frontage along Scuffletown Road.

The subject parcel is zoned R-12, Single-Family Residential. This district is established as an area 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 this district is 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 district.

The application is requesting to rezone the property to OD, 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.

Storm water discharge will impact downstream properties, appropriate peak rate, volume attenuation and drainage easements will be required as determined by the County's Land Development Division (LDD). This property has been identified in this category and must meet the permit criteria. It is highly recommended the applicant contact LDD to discuss these criteria.

The applicant states the proposed land use is for professional offices.

CONCLUSION:

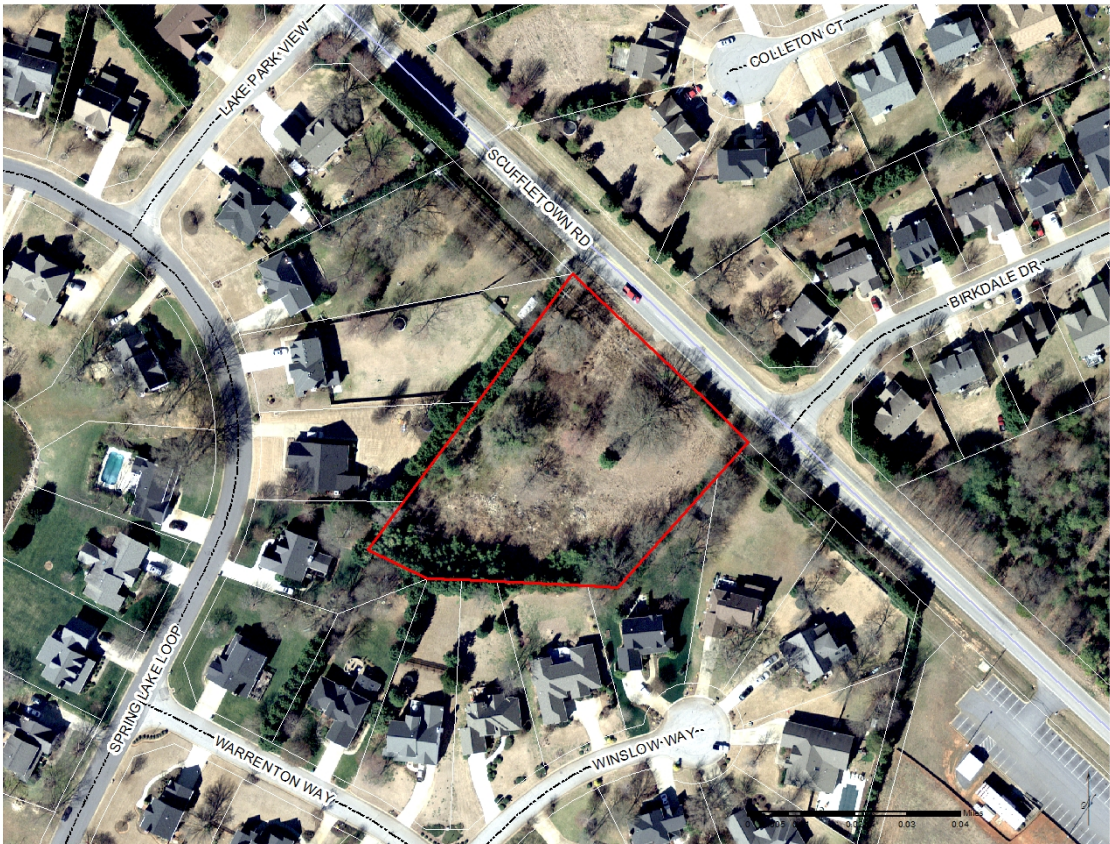
It is staff's opinion that this requested rezoning would have significant impact on surrounding uses, but understand the challenges to developing this infill site. The negative impacts from development may be best addressed through codifying lighting, storm water runoff features, architecture, building size and scale, appearance and accessibility. Although significant work towards these ends may have already been initiated by the applicant, organizing these proposals as requirements, which is possible through a POD, Planned Office District, may ultimately save time and gain better public support for the project. This approach would ensure any future development would be done in a manner that will minimize potential negative impacts and harmonize with the existing residential developments.

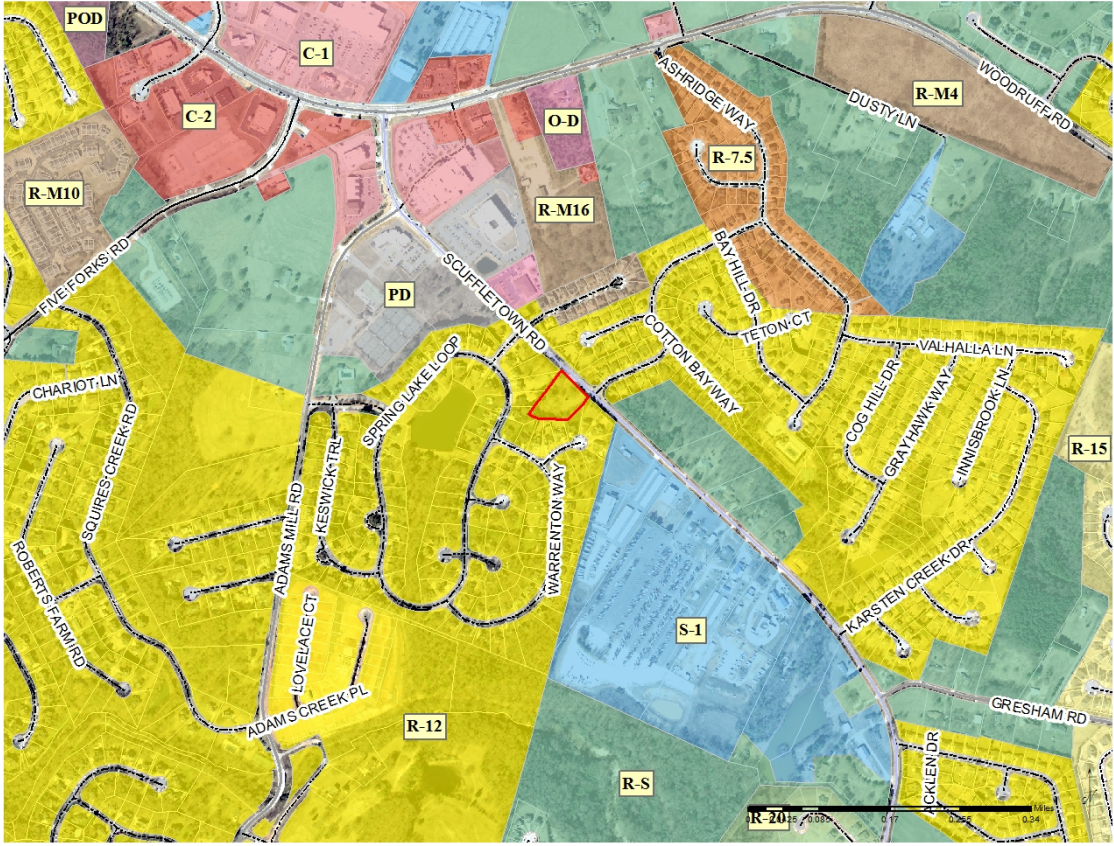
Based on these reasons, staff recommends denial of the O-D, Office Development, request and encourages the applicant to consider requesting a POD, Planned Office Development.

STAFF RECOMMENDATION: Denial

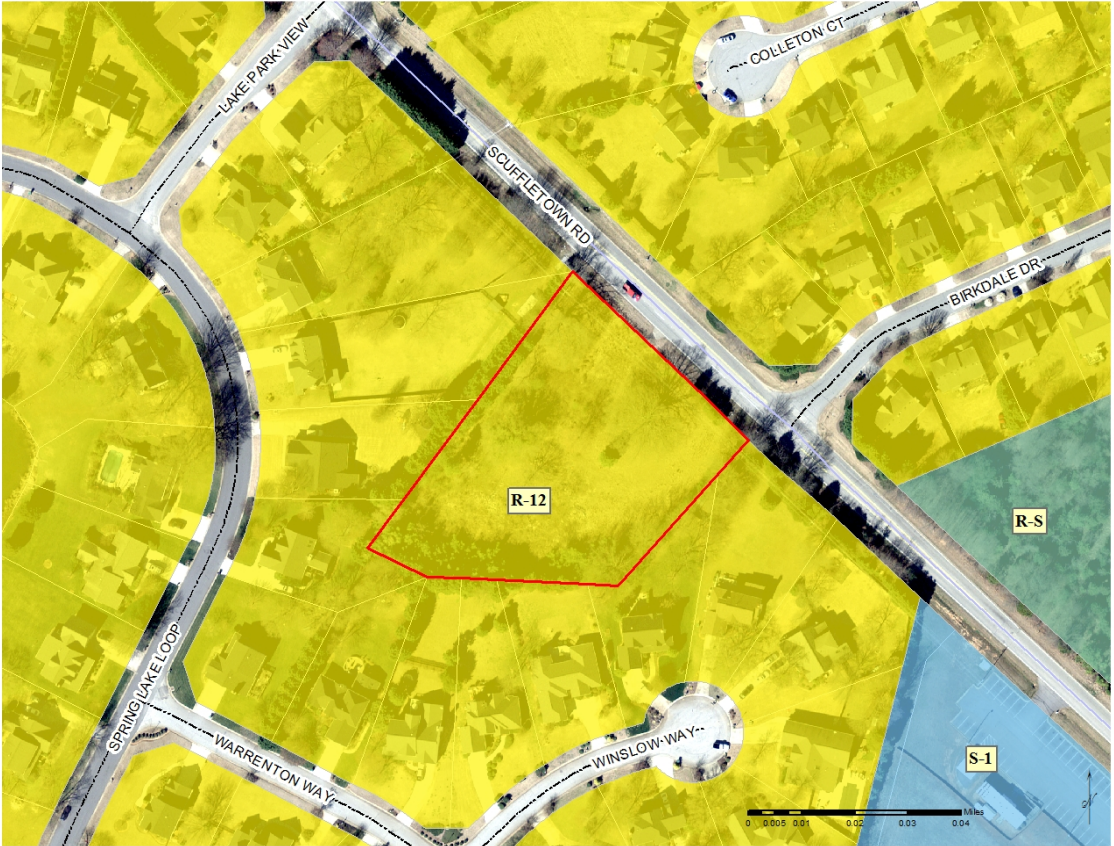


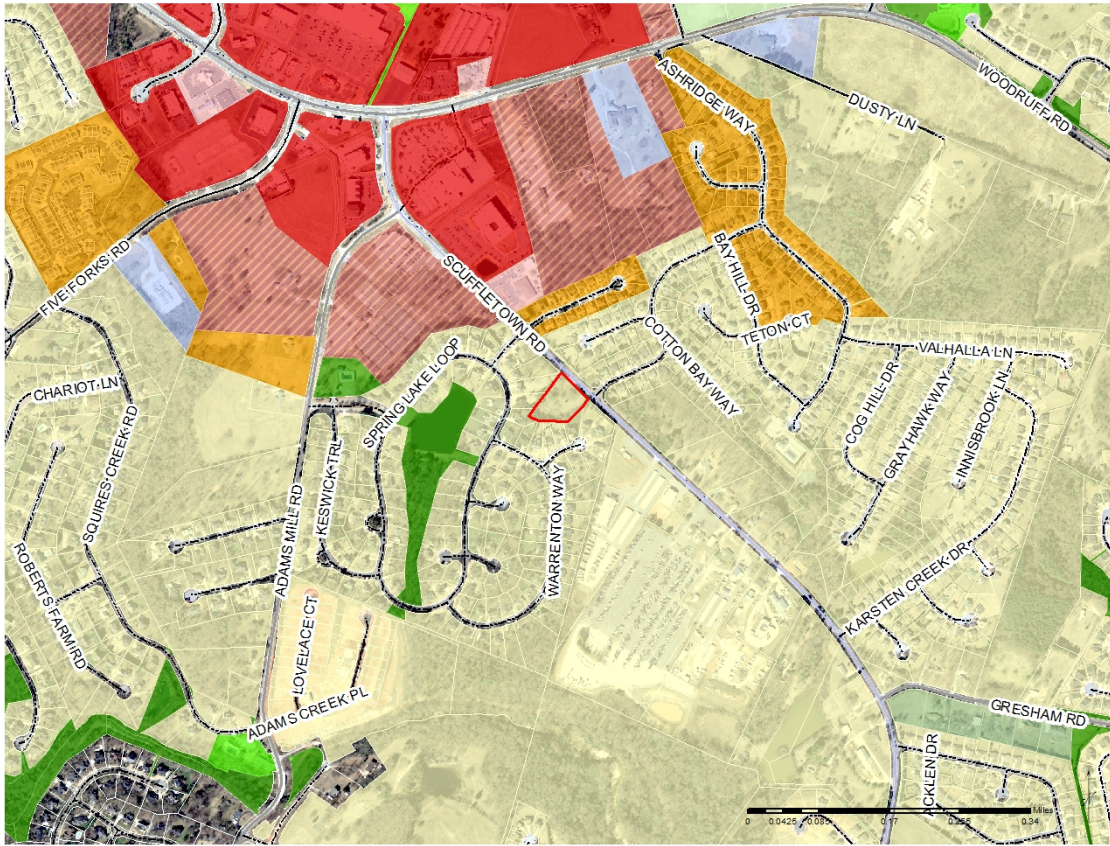
Aerial Photography, 2014





Zoning Map





Future Land Use Map