

**Zoning Docket from May 15, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-28	Mary Allison Stengel c/o River-James, LLC Hudson Road and Brushy Creek Road 0538040102801 and 0538050102805 PD, Planned Development and O-D, Office District to C-1, Commercial	21	Approval	Denial		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 15, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Shopping center built in 1992 and have maintained it since then</li> <li>• Have been good neighbors to the community</li> <li>• One of the tenants in the shopping center may relocate to this property</li> <li>• Does not want to build anything that would negatively impact the community</li> <li>• Would enclose trash structure</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Will bring traffic, noise and crime to this area</li> <li>• Denied previous rezoning requests</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about it housing multiple commercial properties</li> <li>• Needs a buffer</li> <li>• Can hear a lot of noise now from the shopping center at night</li> <li>• Deny this rezoning</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• This development will affect property owners</li> <li>• Will create more noise and congestion in this area</li> <li>• Lived here for over 25 years</li> <li>• Concerned about C-1 zoning and what could go in there</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> 3 (present)</p> <p><b>Against:</b> 10 (present) 88 (petitions)</p>
Staff Report	<p>The subject parcel zoned PD, Planned Development and O-D, Office District is 1.27 acres of property located on Brushy Creek Road approximately 0.25 miles northeast of the intersection of Brushy Creek Road and Old Spartanburg Road. The parcel has approximately 260 feet of frontage along Brushy Creek Road and 340 feet of frontage along Hudson Road.</p> <p>The applicant is requesting to rezone the property to C-1, Commercial. The subject site was previously affected by the Brushy Creek Road and Hudson Road realignment. The subject site does not connect with any surrounding parcels but is surrounded by roads and an abandoned roadway. The subject site is also located within a sub-regional center on the future land use map.</p> <p>The applicant states the proposed land use is for retail.</p> <p>Parcel 0538040102801 is currently zoned PD, Planned Development and is approved for commercial</p>					

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uses on the property along with office uses being allowed on 0538050102805. Staff is of the opinion due to its unique location and the surrounding zoning and land uses, rezoning this parcel to C-1 Commercial would be appropriate. With approved commercial to the west and south and commercial uses to the east, staff is of the opinion C-1, Commercial would be consistent with the existing and surrounding zoning. The requested rezoning is also consistent with the Greenville County Comprehensive Plan.

Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.

**DOCKET NUMBER:** CZ-2017-28

**APPLICANT:** Mary Allison Stengel c/o River-James, LLC

**PROPERTY LOCATION:** Hudson Road and Brushy Creek Road

**PIN/TMS#(s):** 0538040102801 and 0538050102805

**EXISTING ZONING:** PD, Planned Development and O-D, Office District

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 1.27

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcels were originally zoned R-15, Single-Family Residential in May 1970, as part of Area 1. Parcel 0538050102805 had a successful O-D, Office District rezoning request in 1988, CZ-1988-106. There was an unsuccessful NC, Neighborhood Commercial rezoning request in 2014, CZ-2014-37. Parcel 0538040102801 had a successful PD, Planned Development rezoning request in 1993, CZ-1993-99. There was a successful major change to PD, Planned Development rezoning request in 1994, CZ-1994-114. There was a successful major change to PD, Planned Development rezoning request in 2004, CZ-2004-34.

**EXISTING LAND USE:** vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential (Criswood SD)
East	C-1	retail shopping center (Brushy Creek Crossing)
South	PD	vacant wooded
West	R-7.5 and PD	single-family residential (Criswood SD) and vacant wooded

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan designated as a *Sub-Regional Center*.

**ROADS:** Brushy Creek Road: two-lane State-maintained minor arterial  
Hudson Road: two-lane State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Brushy Creek Road	2,660' W	9,800	10,700 9.2%	9,700 -9.3%
Brushy Creek Road	5,800' NE	N/A	18,400	19,600 6.5%

**SUMMARY:**

The subject parcel zoned PD, Planned Development and O-D, Office District is 1.27 acres of property located on Brushy Creek Road approximately 0.25 miles northeast of the intersection of Brushy Creek Road and Old Spartanburg Road. The parcel has approximately 260 feet of frontage along Brushy Creek Road and 340 feet of frontage along Hudson Road.

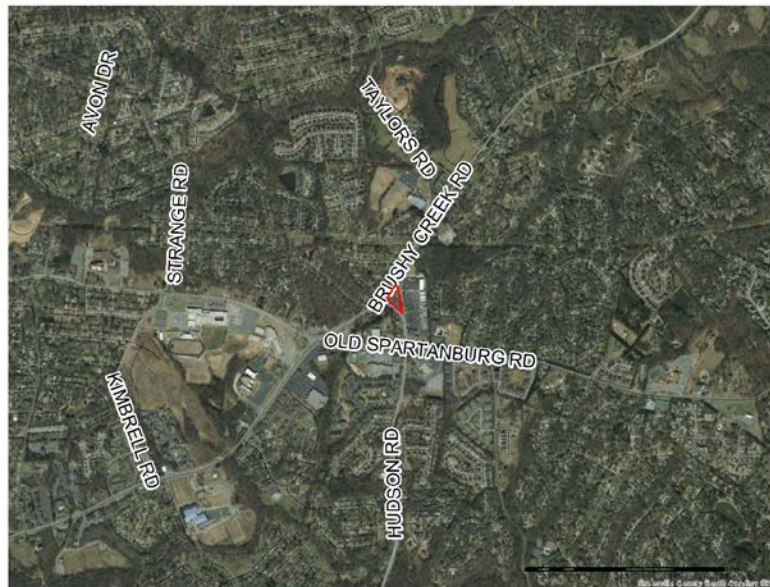
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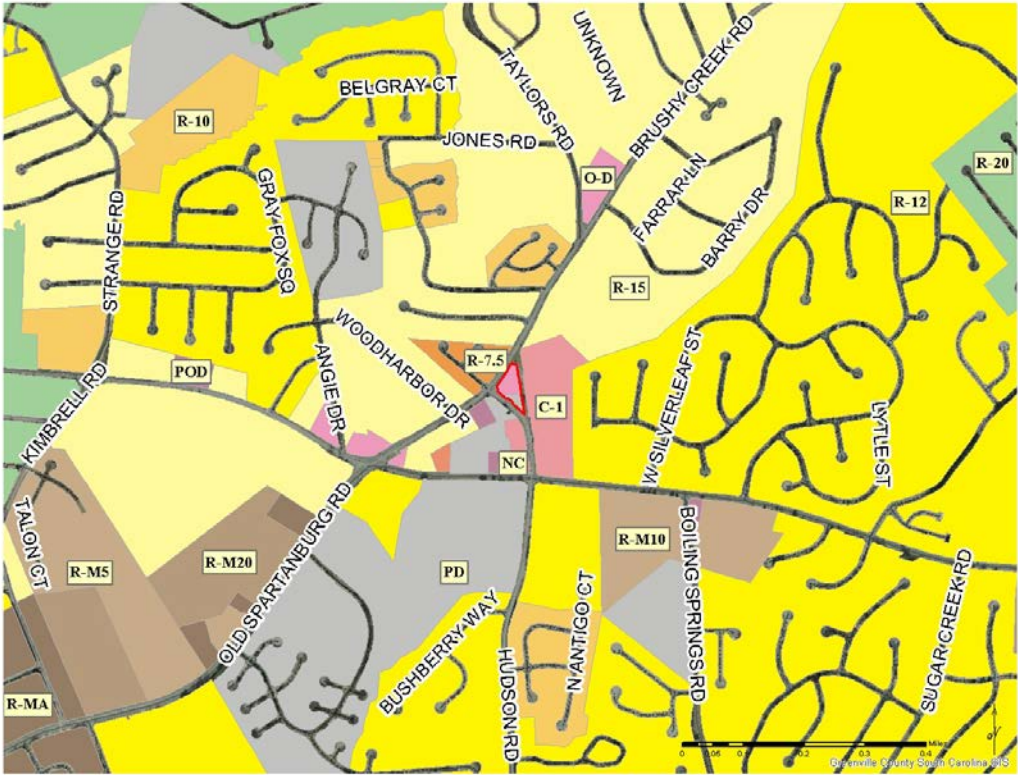
**CONCLUSION:**

Parcel 0538040102801 is currently zoned PD, Planned Development and is approved for commercial uses on the property along with office uses being allowed on 0538050102805. Staff is of the opinion due to its unique location and the surrounding zoning and land uses, rezoning this parcel to C-1 Commercial would be appropriate. With approved commercial to the west and south and commercial uses to the east, staff is of the opinion C-1, Commercial would be consistent with the existing and surrounding zoning. The requested rezoning is also consistent with the Greenville County Comprehensive Plan.

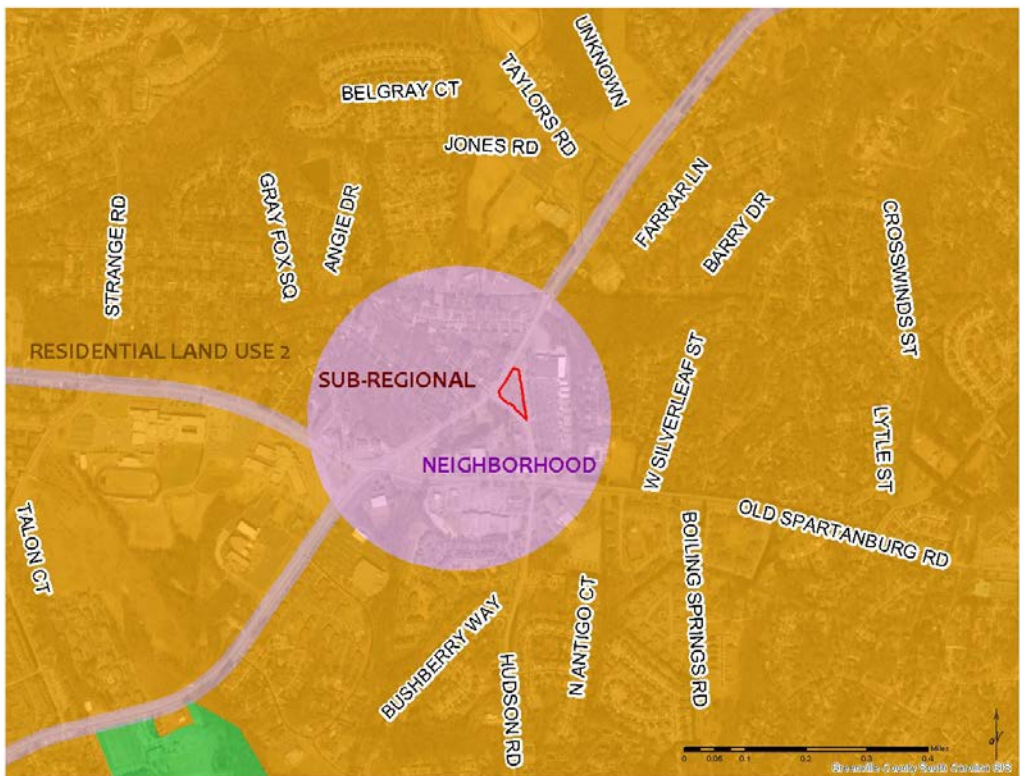
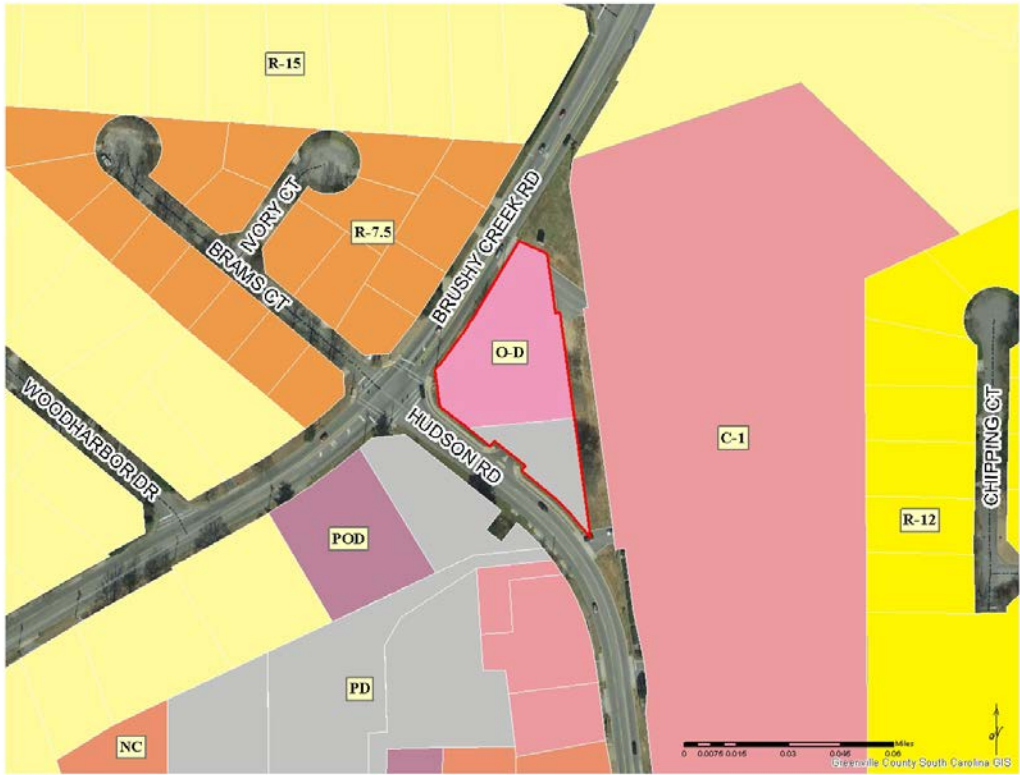
Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission recommended denial.



Aerial Photography, 2016



Zoning Map



Future Land Use Map