

**Zoning Docket from May 16, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-052	James Durham Martin III of Arbor Land Design for Classic Joint Ventures LLC & TCB Corporation Old Spartanburg Rd., Hudson Rd., & Brushy Creek Rd. 538040103500, 0538040102500, 0538040102800, & 0538040102600 PD, Planned Development District, R-15, Single-Family Residential District, & POD, Planned Office District to PD-MC, Planned Development Distrtict – Major Change	21	Approval with Condition	Approval with Condition 5-25-22		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>• Representing 360 plus homes to the northeast of the subject property</li> <li>• The triangle of land that the parcels in question lie in has become a traffic concern</li> <li>• Would not like additional retail space</li> <li>• Several retail developments in the area that is bringing unwanted traffic</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Lived in the area for 40 plus years</li> <li>• Brushy Creek was recognized as a Residential Corridor and the proposed development changes the character of the road</li> <li>• Believes that the primary purpose is to expand the parking for the current Ace Hardware</li> <li>• Concerned with traffic issues</li> <li>• Concerned with light and noise impacts</li> <li>• Does not like the proposed drive across from Woodharbor Dr.</li> <li>• Concerned how the proposed development will impact the single-family residential homes at the end of Woodharbor Dr.</li> </ul> </li> <li>3) Citizen <ul style="list-style-type: none"> <li>• Concerned with additional commercial development in this area</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> A preliminary submittal meeting was held with Staff.</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> Petition – 61</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is</li> </ul>					

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designated as *Suburban Center*.

- Old Spartanburg Road is a three-lane State-maintained arterial road. The parcel has approximately 153 feet of frontage along Old Spartanburg Road. Hudson Road is a three-lane State-maintained collector road. The parcel has approximately 24 feet of frontage along Hudson Road. Brushy Creek Road is a three-lane State-maintained arterial road. The parcel has approximately 155 feet of frontage along Brushy Creek Road. The parcel is approximately 0.16 miles east of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus route. There are no sidewalks in the area.
- Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Brushy Creek Elementary and Eastside High.
- The subject parcels are zoned PD, Planned Development District & R-15, Single-Family Residential District, & POD, Planned Office District and are 3.43 acres of land located on Old Spartanburg Road, Hudson Road, and Brushy Creek Road and is approximately 0.16 miles east of the intersection of Old Spartanburg Road and Brushy Creek Road. The subject property has approximately 332 feet of frontage along on Old Spartanburg Road, Hudson Road, and Brushy Creek Road and is approximately 0.16 miles east of the intersection of Old Spartanburg Road and Brushy Creek Road. The applicant is requesting to rezone the property to PD-MC, Planned Development, Major Change.
- The applicant is proposing an expansion of the Hudson Center Planned Development.

### **PROJECT INFORMATION:**

The applicant is proposing an expansion of the Hudson Center Planned Development. The site consists of two parcels consisting of 3.43 acres that will allow for retail, office (business and medical), and a restaurant.

### **Proposed Land Uses:**

The intended uses for the site are to include retail, office (business and medical), and a restaurant.

### **ARCHITECTURAL DESIGN:**

The applicant states that the architectural style will match the current commercial and office style of Hudson Center, Brushy Creek Crossing, and adjacent offices. Exterior materials for the site may include brick, stone, stucco, and/or similar materials, and roofing will be seam metal and/or architectural shingles. Plate glass windows will be used for retail spaces; offices may use windows typical within residential use. Doors will be glass or wood.

### **Access and Parking:**

The site will be accessed on Old Spartanburg Road, Hudson Road, and Rocky Creek Road. Parking will meet the requirements of the Greenville County Zoning Ordinance; 183 spaces are proposed.

### **Landscaping and Buffering:**

The applicant states that screening and buffering will be provided where adjacent to residential uses/zoning.

### **Signage and Lighting:**

The applicant states that signage for the project will be consistent with nearby Hudson Corners, existing portions of Hudson Center, and Brushy Creek Crossing. Signage along Old Spartanburg Road shall be limited to 6 feet in height. Along Hudson Road and Brushy Creek Road, signage will be limited to 16 feet in height. Lighting will meet IESNA "full cut-off" standards. Fixtures will be mounted.

### **CONCLUSION and RECOMMENDATION**

The subject parcels, zoned PD, Planned Development District; POD, Planned Office District; and R-15, Single-Family Residential District are located along Old Spartanburg Road, a three-lane State-maintained arterial road; Hudson Road, a three-lane State-maintained collector road; and Brushy

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Creek Road, a three-lane State-maintained arterial road. Staff is of the opinion that the requested zoning of PD-MC, Planned Development, Major Change, would allow for an expansion of the existing Hudson Center Planned Development and would be consistent with the surrounding land uses.

The development would have to meet the following condition:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, Staff recommends approval of the requested rezoning to PD-MC, Planned Development, Major Change with the aforementioned condition.



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Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2022-052

**APPLICANT:** James Durham Martin III of Arbor Land Design for  
Classic Joint Ventures LLC

**PROPERTY LOCATION:** Old Spartanburg Rd., Hudson Rd., & Brushy Creek Rd.

**PIN/TMS#(s):** 0538040103500, 0538040102500, 0538040102800, &  
0538040102600

**EXISTING ZONING:** PD, Planned Development District & R-15, Single-  
Family Residential District, & POD, Planned Office  
District

**REQUESTED ZONING:** PD-MC, Planned Development District – Major Change

**PROPOSED LAND USE:** Office and Retail

**ACREAGE:** 3.43

**COUNCIL DISTRICT:** 21 – Harrison

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**ZONING HISTORY:** The property was originally zoned R-15, Single Family Residential in May 1970 as part of Area 1. A portion of the proposed boundary was initially zoned PD, Planned Development as part of CZ-1987-030. CZ-1990-038, from R-15, Single-Family Residential to C-1N, Commercial, was denied. There have been five Major Changes to the PD: CZ-1990-075, CZ-1993-093, CZ-1994-114, CZ-2004-034, and CZ-2022-039, the latter of which was withdrawn. There have been no other rezoning requests.

**EXISTING LAND USE:** Retail and Single-Family Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15 and POD	Single-Family Residential and vacant land
East	PD and POD	Daycare and vacant land
South	PD	Mixed-use commercial
West	PD	Retail

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Center*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is not a part of any area or community plans.

**DENSITY WORKSHEET:** The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	PD R-15	0 units/acre 2.9 units/acre	3.43	2.03 units
Requested	PD-MC	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Old Spartanburg Road is a three-lane State-maintained arterial road. The parcel has approximately 153 feet of frontage along Old Spartanburg Road. Hudson Road is a three-lane State-maintained collector road. The parcel has approximately 24 feet of frontage along Hudson Road. Brushy Creek Road is a three-lane State-maintained arterial road. The parcel has approximately 155 feet of frontage along

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Brushy Creek Road. The parcel is approximately 0.16 miles east of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Brushy Creek Road	2,207' W	10,700	10,200 -4.6%	11,200 +4.6%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Brushy Creek Elementary and Eastside High.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing an expansion of the Hudson Center Planned Development. The site consists of two parcels consisting of 3.43 acres that will allow for retail, office (business and medical), and a restaurant.

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**CONCLUSION:**

The subject parcels, zoned PD, Planned Development District; POD, Planned Office District; and R-15, Single-Family Residential District are located along Old Spartanburg Road, a three-lane

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State-maintained arterial road; Hudson Road, a three-lane State-maintained collector road; and Brushy Creek Road, a three-lane State-maintained arterial road. Staff is of the opinion that the requested zoning of PD-MC, Planned Development, Major Change, would allow for an expansion of the existing Hudson Center Planned Development and would be consistent with the surrounding land uses.

The development would have to meet the following condition:

1. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.

**STAFF**

**RECOMMENDATION:**

Based on these reasons, Staff recommends approval of the requested rezoning to PD-MC, Planned Development, Major Change with the aforementioned condition.

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Aerial Photography, 2021



Zoning Map



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Plan Greenville County, Future Land Use Map