

**Zoning Docket from July 17<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-049	Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for John H. Bragg 2826 Woodruff Rd. 0548020100600 R-S, Residential Suburban District to C-2, Commercial District	27	Approval	Approval 7-26-23	Approval 8-14-23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 17, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Would like to develop the property as commercial use</li> <li>• Feel that the proposed rezoning is consistent with the surrounding uses</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Signatures –</p> <p><u>Against:</u> Email – 1</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 consists of approximately 1.88 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. The subject property is a part of the <u>Five Forks Area Plan</u>, where it is designated as <i>Suburban Commercial Center</i>.</li> <li>• Woodruff Road (HWY 146) is a two to eight-lane State-maintained arterial road. The parcel has approximately 166 feet of frontage along Woodruff Road. The parcel is approximately 0.29 miles east of the intersection of Woodruff Road and Scuffletown Road. The property is not along a bus route. There is a public sidewalk located along Woodruff Road in front of the parcel.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Monarch Elementary is located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a strip shopping center.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel zoned R-S, Residential Suburban District is located along Woodruff Road, a two to eight-lane State-maintained arterial road. Staff is of the opinion that the requested rezoning to C-2, Commercial District would permit uses that would not have an adverse impact on the existing surrounding properties. Additionally, a successful rezoning would be consistent with the <u>Five Forks Area Plan</u>, which designates the parcel as <i>Commercial Center</i>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					