

**Zoning Docket from March 20, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-019	Dr. Stephen Jones of Arrow Properties, LLC for Arrow Properties, LLC 2 Hatcher Creek St., Hatcher Creek St., & Ellis Mill St. 0585090106900 NC, Neighborhood Commercial District, to NC - MC, Neighborhood Commercial District - Major Change	25	Approval with condition	Approval with condition 3/22/23		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 20<sup>th</sup>, 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>• Identified this building as a spot for a small boutique office that will serve the community</li> <li>• Changing the uses that were previously permitted to allow for medical offices</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> Petition –</p> <p><u>Against:</u> None</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 .36 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Residential</i>.</li> <li>• Hatcher Creek Street is a one-lane County-maintained residential road. The parcel has approximately 257 feet of frontage on Hatcher Creek Street. Ellis Mill Street is a one-lane County-maintained residential road. The parcel has approximately 131 feet of frontage on Ellis Mill Street. The parcels are on the intersection of Hatcher Creek Street and Ellis Mill Street, which is .11 miles south of the intersection Carruth Street and West Georgia Road. The property is not along a bus route. There are sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Greenville Technical College – Brashier Campus is located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to NC – MC, Neighborhood Commercial – Major Change. The applicant is proposing a change in allowed uses, currently a Pediatric Office – Medical.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel, zoned NC, Neighborhood Commercial District, is located along Hatcher Creek Street, a one-lane County-maintained residential road, and Ellis Mill Street, a one-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to NC – MC, Neighborhood Commercial – Major Change would allow for a change of uses that would not have an adverse impact on the surrounding area.</p>					

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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 NC – MC, Neighborhood Commercial – Major Change with the aforementioned condition.



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner I

**RE:** CZ-2023-019

**APPLICANT:** Dr. Stephen Jones of Arrow Properties, LLC for Arrow Properties, LLC

**PROPERTY LOCATION:** 2 Hatcher Creek St., Hatcher Creek St., & Ellis Mill St.  
Simpsonville, SC 29680

**PIN/TMS#(s):** 0585090106900

**EXISTING ZONING:** NC, Neighborhood Commercial District

**REQUESTED ZONING:** NC-MC, Neighborhood Commercial District – Major Change

**PROPOSED LAND USE:** Pediatric Office – Medical

**ACREAGE:** .36

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The subject property was originally zoned R-12, Single-Family Residential in December 1994 as part of Area 10. Docket CZ-2007-061 was an approved rezoning request from R-12 to NC on parcel 0585090106900; this was approved 11-6-2007. Docket CZ-2022-016 was an approved rezoning request from R-12 to NC on a portion of parcel 0585090102102; this was approved 4-4-2022. The portion of a parcel rezoned to NC, Neighborhood commercial has since been combined with 0585090106900.

**EXISTING LAND USE:** Commercial building and vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-Family Residential
East	R-12	Vacant Land
South	R-12	Single-Family Residential
West	R-12	Single-Family Residential

**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 *Rural Living*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is part of the South Greenville Area Plan, where it is designated as *Suburban Residential*.

**ROADS AND TRAFFIC:**

Hatcher Creek Street is a one-lane County-maintained residential road. The parcel has approximately 257 feet of frontage on Hatcher Creek Street. Ellis Mill Street is a one-lane County-maintained residential road. The parcel has approximately 131 feet of frontage on Ellis Mill Street. The parcels are on the intersection of Hatcher Creek Street and Ellis Mill Street, which is .11 miles south of the intersection Carruth Street and West Georgia Road. The property is not along a bus route. There are sidewalks in the area.

***There are no traffic counts for the immediate area.***

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or

cultural resources on the site. Greenville Technical College – Brashier Campus is located within one mile of the site.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing a change to the Statement of Intent to allow additional uses in the existing structure.

**Proposed Land Uses:**

The proposed uses for the site include; Medical, Dental and/or Professional Office space and/or a Neighborhood Post office.

**ARCHITECTURAL DESIGN:**

The applicant states no plans to change the building exterior with the exception of replacing windows and doors with new storefront windows and doors where existing units are either non-functional or would not fit the new interior layout.

**ACCESS AND PARKING:**

The applicant is proposing no changes to access and/or parking.

**LANDSCAPING & BUFFERING:**

The applicant is proposing to install screening at the previously approved parking lot where adjacent to a Residential Zoning District per Greenville County Zoning Ordinance Section 12.9. The applicant is proposing to install roadside buffers per Greenville County Zoning Ordinance Section 12.4.

**SIGNAGE AND LIGHTING:**

The applicant is proposing to erect a free standing off-premise sign adjacent to W. Georgia Road as well as any other signage allowed by the Greenville County Sign Ordinance for NC, Neighborhood Commercial zoning districts. The applicant is not proposing any changes to lighting.

**CONCLUSION:**

The subject parcel, zoned NC, Neighborhood Commercial District, is located along Hatcher Creek Street, a one-lane County-maintained residential road, and Ellis Mill Street, a one-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to NC – MC, Neighborhood Commercial District – Major Change would allow for a change of uses that would not have an adverse impact on the surrounding area.

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.

**STAFF**

**RECOMMENDATION:**

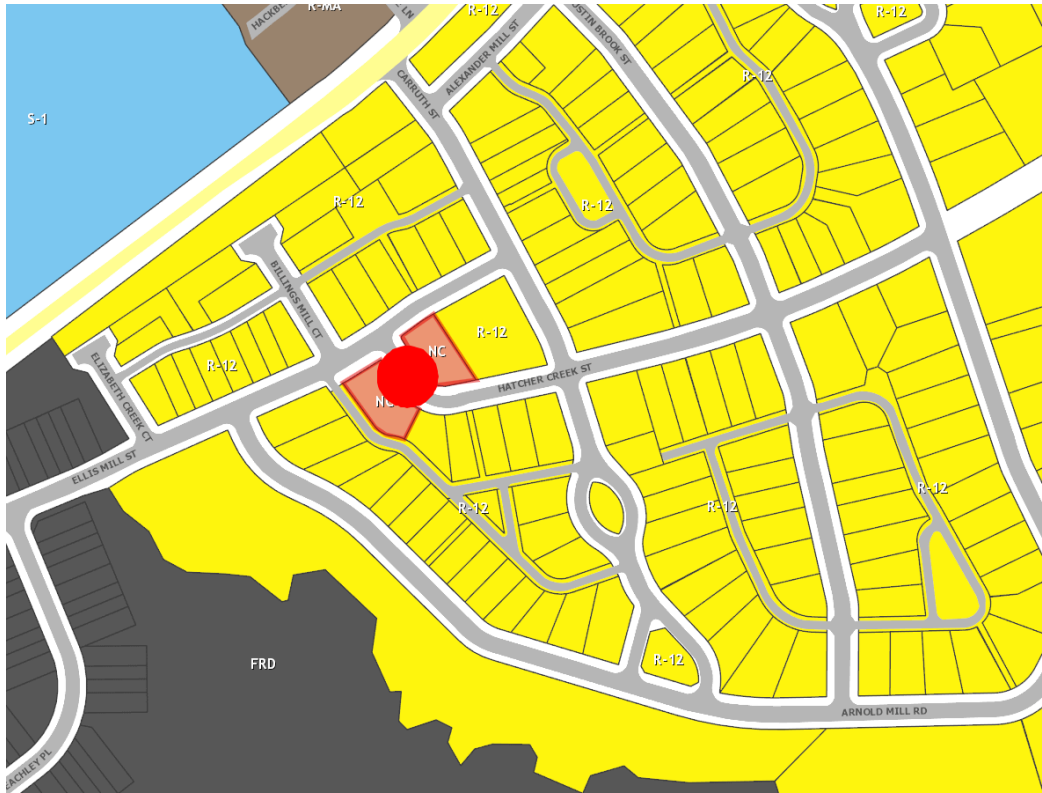
Based on these reasons, staff recommends approval of the requested rezoning to NC – MC, Neighborhood Commercial District – Major Change with the aforementioned condition.



Aerial Photography, 2022



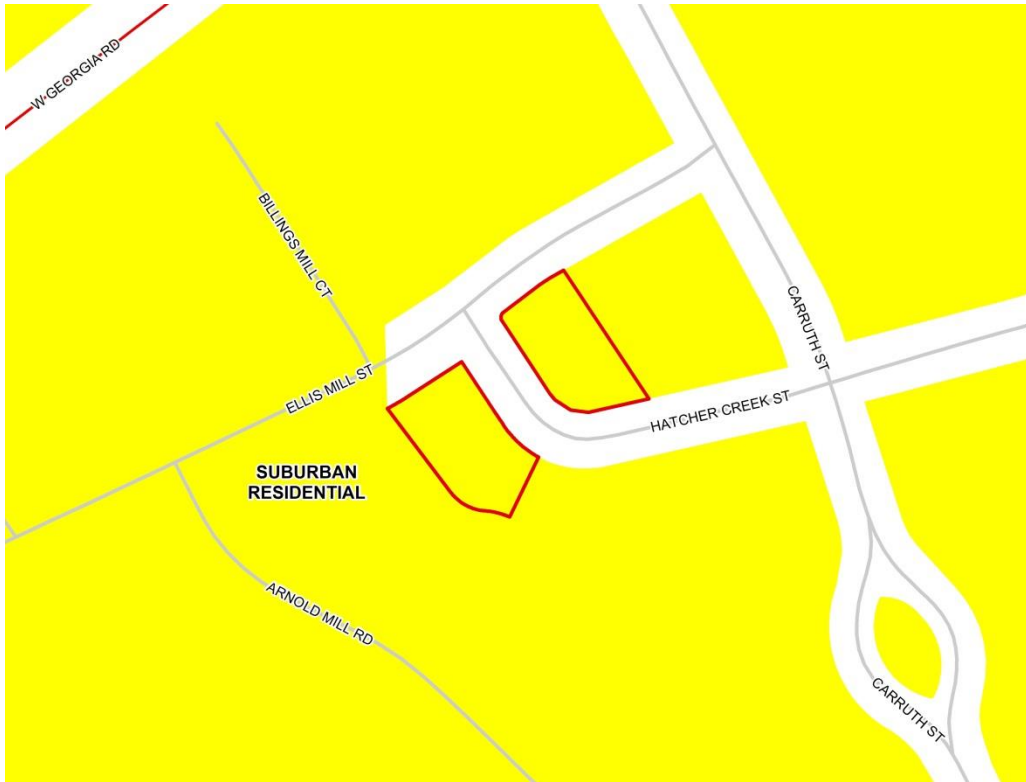
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use