

**Zoning Docket from June 19, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-042	Waverly Wilks of Gray Engineering for Ebonie Durham & Courtney Durham, et al. and V-go Holdings, LLC 914 & 916 Lee Vaughn Rd. & 3700 Woodruff Rd. 0550010102400 & 0550010102504 R-S, Residential Suburban District to FRD, Flexible Review District	27	Approval with Condition	Denial 6/28/23		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 19, 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>• Recently met with the surrounding neighborhood in April 2023</li> <li>• Discussed that the Future Land Use under the Five Forks Area Plan is Suburban Mixed-Use</li> <li>• Proposing a 25' setback on front, rear, and sides which is in excess of what is required for this size of a FRD development</li> <li>• Looked at uses in the Neighborhood Commercial District to make it pleasing for surrounding residential area</li> <li>• Max height of lighting will be 16' with full cutoff capability</li> <li>• Will no longer be allowing gasoline sales</li> <li>• Discussed the proposed uses of a "flex space" for retail, office, restaurant, etc. and a daycare in the southern building with a child play area</li> <li>• Proposing a privacy fence along the eastern property line adjacent to the subdivision and will try to maintain any existing landscape in that area</li> <li>• Will be providing a deceleration lane and meeting all SCDOT requirements for ingress/egress</li> </ul> </li> <li>2. Developer                             <ul style="list-style-type: none"> <li>• Really wants to provide some neighborhood commercial uses to this area</li> <li>• Lives ¾ of a mile from the site</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1. Citizen                             <ul style="list-style-type: none"> <li>• Lives in the adjacent neighborhood</li> <li>• Concerned with water runoff into the floodplain</li> <li>• Property is zoned residential with 174 homes adjacent</li> <li>• Concerned with people turning around at the entrance of the adjacent neighborhood</li> <li>• Concerned with accidents on the circle and the streets in the area</li> <li>• Requested a block wall to mitigate the noise along the back of</li> </ul> </li> </ol>					<p><b>Petition/Letter For:</b> Signatures – 3</p> <p><b>Against:</b> Email – 4 Signatures – 250</p>

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	<p>the building(s)</p> <ul style="list-style-type: none"> <li>• Discussed inconsistencies with information on developer website</li> </ul> <p>2. Citizen</p> <ul style="list-style-type: none"> <li>• Lives adjacent to the proposed development</li> <li>• Does not believe that this type of development does not fit in with the residential character of the area</li> <li>• Discussed the dangers of the round-about with the proposed development</li> </ul> <p>3. Citizen</p> <ul style="list-style-type: none"> <li>• Lives south of the proposed development</li> <li>• Has major concerns with traffic crossing Lee Vaughn Rd. out of the proposed development. Traffic backs up during rush hour</li> </ul> <p>4. Citizen</p> <ul style="list-style-type: none"> <li>• Lives adjacent to the proposed development</li> <li>• Loves the residential and rural aspects of the area</li> <li>• Concerned with future uses</li> <li>• Concerned with clear cutting the site and seeing the rear of the buildings</li> </ul> <p>5. Citizen</p> <ul style="list-style-type: none"> <li>• Would rather see a commercial development on parcels that are currently zoned for commercial development and not change the residential character of this area</li> </ul> <p>6. Citizen</p> <ul style="list-style-type: none"> <li>• Lives adjacent to the subject parcel</li> <li>• Works in development design</li> <li>• There is a major manufacturing plant going in within 8 miles of the subject parcel and concerned with traffic from that and other subdivisions in the area</li> <li>•</li> </ul> <p>**There were approximately 45 people that stood in opposition*</p> <p><b>List of meetings with staff:</b> N/A</p>	
<p><b>Staff Report</b></p>	<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 3.987 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i> and <i>Floodplain</i>. The subject property is part of the <u>Five Forks Area Plan</u>, where it is designated as <i>Suburban Mixed Use and Open Space/Recreation</i>.</li> <li>• Lee Vaughn Road (HWY 417) is a two-lane State-maintained arterial road. The parcels have approximately 603 feet of frontage along Lee Vaughn Road. Woodruff Road (HWY 146) is a two to eight-lane State-maintained arterial road. The parcels have approximately 155 feet of frontage along Woodruff Road. The parcels are located at the intersection of Lee Vaughn Road and Woodruff Road at the roundabout. The property is not along a bus route. There are sidewalks in the area.</li> <li>• Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools located less than 1 mile from the site.</li> <li>• The applicant is requesting to rezone the property to FRD, Flexible Review District.</li> </ul> <p><b>PROJECT INFORMATION:</b> The applicant is proposing a Commercial Center. The site consists of two parcels containing 3.987</p>	

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acres that will feature: two commercial buildings with a maximum allowable building area of 25,000 square feet, with an additional 5,000 square feet mulched children’s play area.

**Proposed Land Uses:**

The intended uses for the site are to include: a daycare center, commercial building flex-space, and children’s play area. Additional permitted uses are included in the Statement of Intent.

**ARCHITECTURAL DESIGN**

The applicant states exterior building materials will consist of Hardie-board siding, brick veneer, Michiha fiber cement panels, decorative wood bands or similar. Renderings of the project have been included as well.

**Access and Parking:**

The site is accessed through two locations, Lee Vaughn Road and Woodruff Road. The entrance on Lee Vaughn Road will provide full access. The entrance on Woodruff Road will be right-in right-out only. The applicant is proposing sidewalks in front of both buildings with an additional 5’ mulched walking path connecting the two uses through the developments green space. The applicant states parking proposed will meet or exceed the Greenville County Zoning Ordinance.

**Landscaping and Buffering:**

The applicant states that a 25’ minimum building setback will be maintained along all sides of the property. The applicant states that a 10’ landscape/natural buffer will be erected on all sides adjacent with Residential Zoning Districts and a 6’ tall wood privacy fence will be installed along the property line shared with Whitehall Plantation Subdivision. Additionally, evergreen plantings will be installed to create screening between the rear of the commercial buildings and the adjacent residential neighborhood. Existing hardwood trees will be preserved where possible. Roadside buffers and interior parking lot plantings will meet the Greenville County Zoning Ordinance along with the Greenville County Tree Ordinance. Ponds (whether detention or retention) will meet all applicable design and screening requirements as set forth in the current Land Development Regulations. The applicant is proposing partially in-ground Sutura Waste systems, with 6’ tall evergreens to maintain screening on three sides.

**Signage and Lighting:**

The applicant states that all signage will meet the Greenville County Sign Ordinance. A business sign with decorative landscaping will be installed at both entrances. Parking Lot lighting is proposed. The applicant states Parking Lot lighting proposed will meet Greenville County’s Zoning Ordinance Section 12.1.1 and will not exceed 16’ in height above finished grade.

**CONCLUSION and RECOMMENDATION:**

The subject parcels zoned R-S, Residential Suburban District are located on Lee Vaughn Road (HWY 417), a two-lane State-maintained arterial road and Woodruff Road (HWY 146), a two to eight-lane State-maintained arterial road. Staff is of the opinion that the proposed development includes uses which are consistent with the Five Forks Area Plan. Additionally, the proposed uses for the requested rezoning to FRD, Flexible Review District could support a growing residential area and could potentially alleviate some traffic going towards the Five Forks area by having similar uses available.

The development would have to meet the following conditions:

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 FRD, Flexible Review District with the aforementioned condition.

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<b>GCP</b>	At the June 28, 2023 Planning Commission meeting, the Commission voted to deny the rezoning request to FRD, Flexible Review District because the request does not meet the intent of the Flexible Review District Zoning Classification.
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner I

**RE:** CZ-2023-042

**APPLICANT:** Waverly Wilkes of Gray Engineering for Ebonie  
Durham & Courtney Durham, et al. and V-go Holdings,  
LLC

**PROPERTY LOCATION:** 914 & 916 Lee Vaughn Rd. and 3700 Woodruff Rd.,  
Simpsonville, SC 29681

**PIN/TMS#(s):** 0550010102400 & 0550010102504

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** FRD, Flexible Review District

**PROPOSED LAND USE:** Commercial Center

**ACREAGE:** 3.987

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** These parcels were originally zoned R-S, Residential Suburban in March 1996 as part of Area 11. There has been two previous rezoning requests; the first being for TM# 0550010102504 from R-S to C-1R, docket CZ-2002-069, which was denied. The second request was docket CZ-2023-029, requesting to rezone from R-S to FRD, which was administratively withdrawn on April 17, 2023.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential & Vacant Land
East	R-S	Single-Family Residential
South	R-S	Vacant Land
West	PD	Single-Family Residential & Vacant Land

**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 Neighborhood and Floodplain*. \*\*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 Five Forks Area Plan, where it is designated as *Suburban Mixed Use and Open Space/Recreation*.

**ROADS AND TRAFFIC:** Lee Vaughn Road (HWY 417) is a two-lane State-maintained arterial road. The parcels have approximately 603 feet of frontage along Lee Vaughn Road. Woodruff Road (HWY 146) is a two to eight-lane State-maintained arterial road. The parcels have approximately 155 feet of frontage along Woodruff Road. The parcels are located at the intersection of Lee Vaughn Road and Woodruff Road at the roundabout. The property is not along a bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2018	2019	2021
Woodruff Road	1,252 E	9,000	9,200 +2.22%	10,400 +13.04%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools located less than 1 mile from the site.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing a Commercial Center. The site consists of two parcels containing 3.987 acres that will feature: two commercial buildings with a maximum allowable building area of 25,000 square feet, with an additional 5,000 square feet mulched children's play area.

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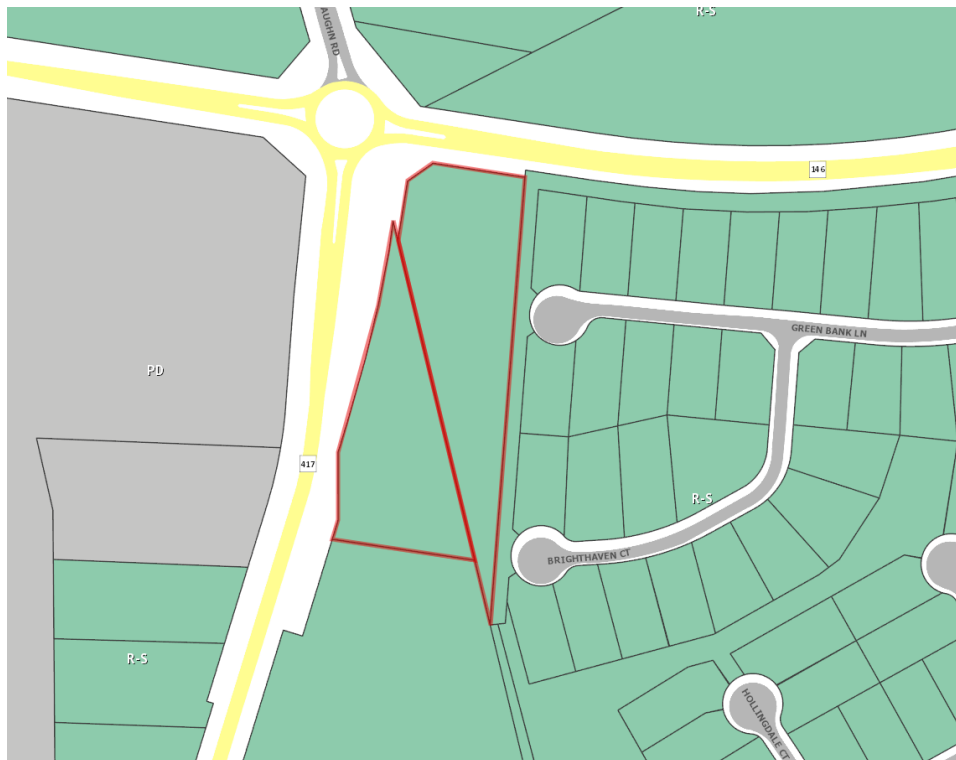
**STAFF RECOMMENDATION:**

Based on these reasons, Staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned condition.

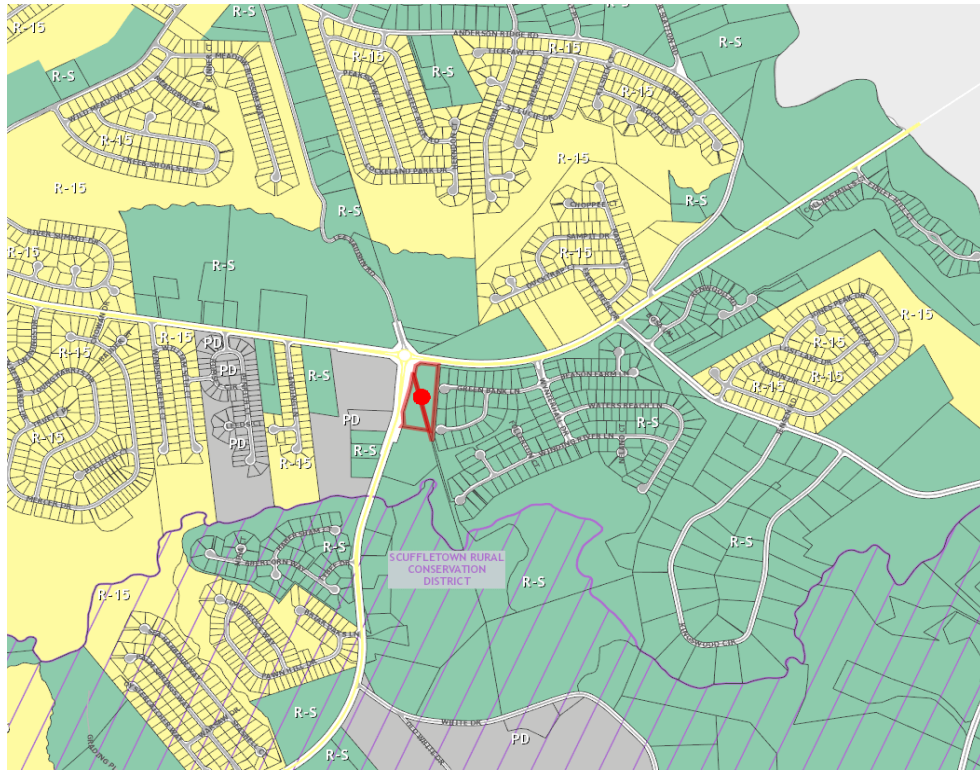




Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Five Forks Community Plan, Future Land Use Map