

**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			
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>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><b>Against:</b> 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>					
GCPC	At the July 26, 2023 Planning Commission meeting, the Commission voted to approve the rezoning request to C-2, Commercial District.					

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

**FROM:** Kelsey Mulherin, Planner I

**RE:** CZ-2023-049

**APPLICANT:** Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for John H. Bragg

**PROPERTY LOCATION:** 2826 Woodruff Rd., Simpsonville, SC 29681

**PIN/TMS#(s):** 0548020100600

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

**REQUESTED ZONING:** C-2, Commercial District

**PROPOSED LAND USE:** Strip Shopping Center

**ACREAGE:** 1.88

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** This property was originally zoned R-S, Residential Suburban in June 1991 as part of Area 7. There has been one previous rezoning request, CZ-1999-036, requesting to rezone from R-S, Residential Suburban to O-D, Office District which was denied August 3<sup>rd</sup>, 1999. There have been no other rezoning requests.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	Lowes's Grocery & Gas Sales & Starbucks
East	R-7.5	Single-Family Residential
South	R-7.5 & R-S	Single-Family Residential
West	R-S	Church

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is a part of the Five Forks Area Plan, where it is designated as *Suburban Commercial Center*. \*\*Please refer to the Future Land Use Map at the end of the document. \*\*

**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	R-S	1.7 units/acre	1.88	3 units
Requested	C-2	16 units/acre		30 units

A successful rezoning would allow for 27 more dwelling units than is allowed under the current zoning.

*After August 1<sup>st</sup>, 2023, the Zoning Density for C-2, Commercial District will change.*

**ROADS AND TRAFFIC:** 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.

Location of Traffic Count	Distance to Site	2018	2019	2021
Woodruff Road	263' W	23,200	23,600 +1.7%	22,800 -3.4%

**CULTURAL AND ENVIRONMENTAL:**

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.

**CONCLUSION:**

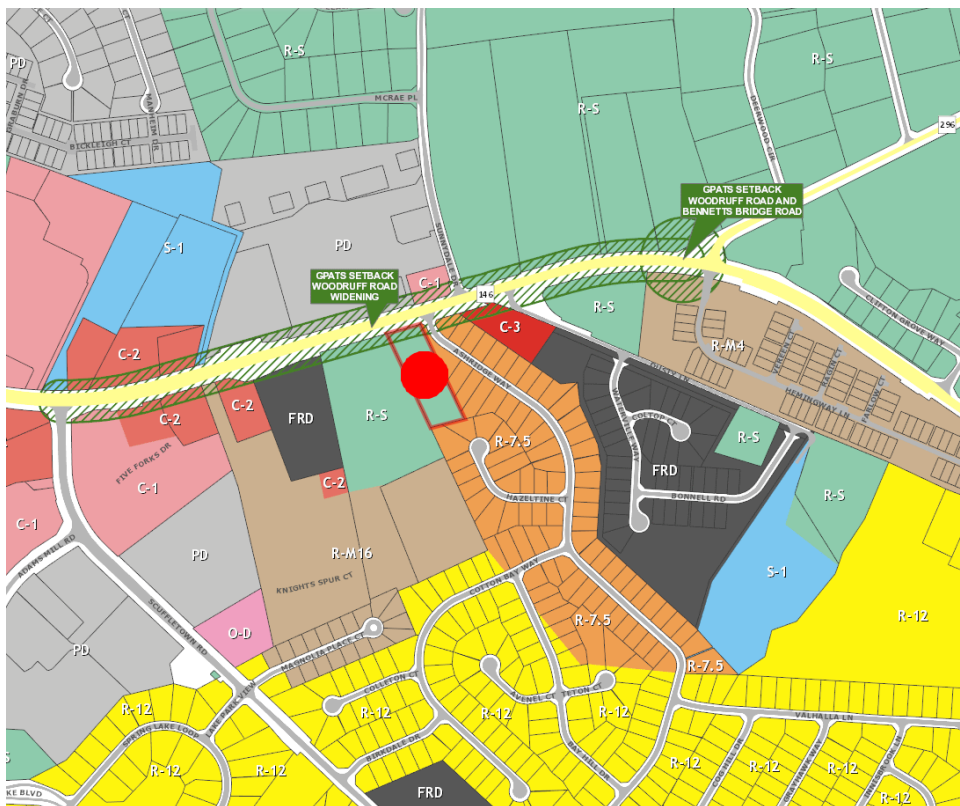
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**STAFF RECOMMENDATION:**

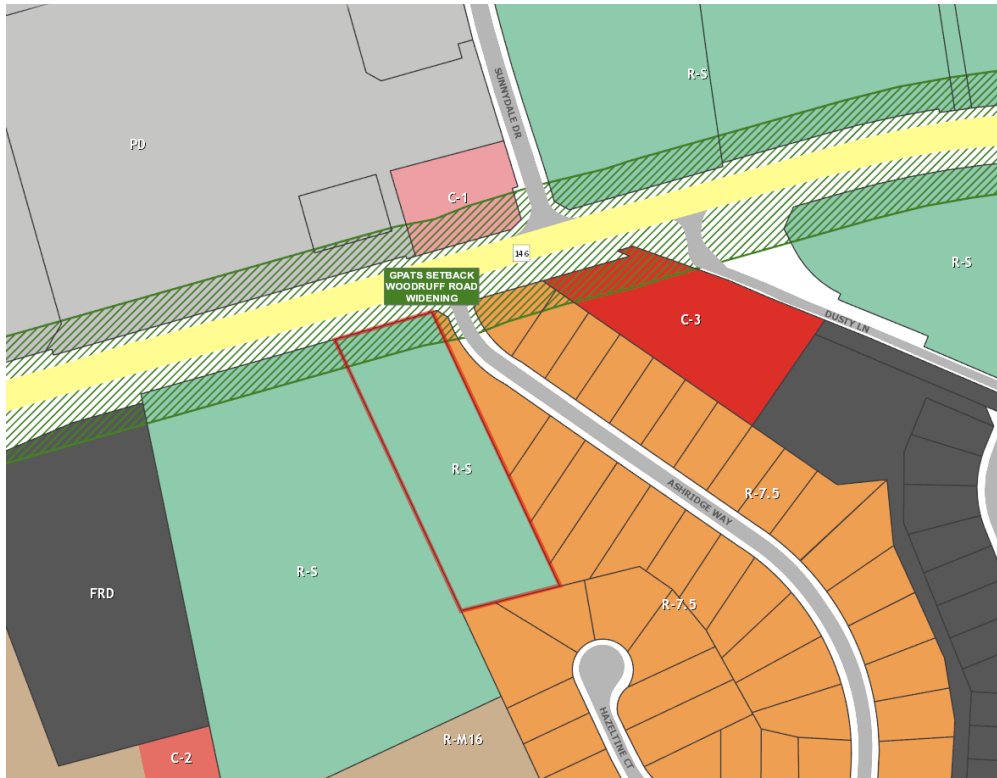
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Aerial Photography, 2023



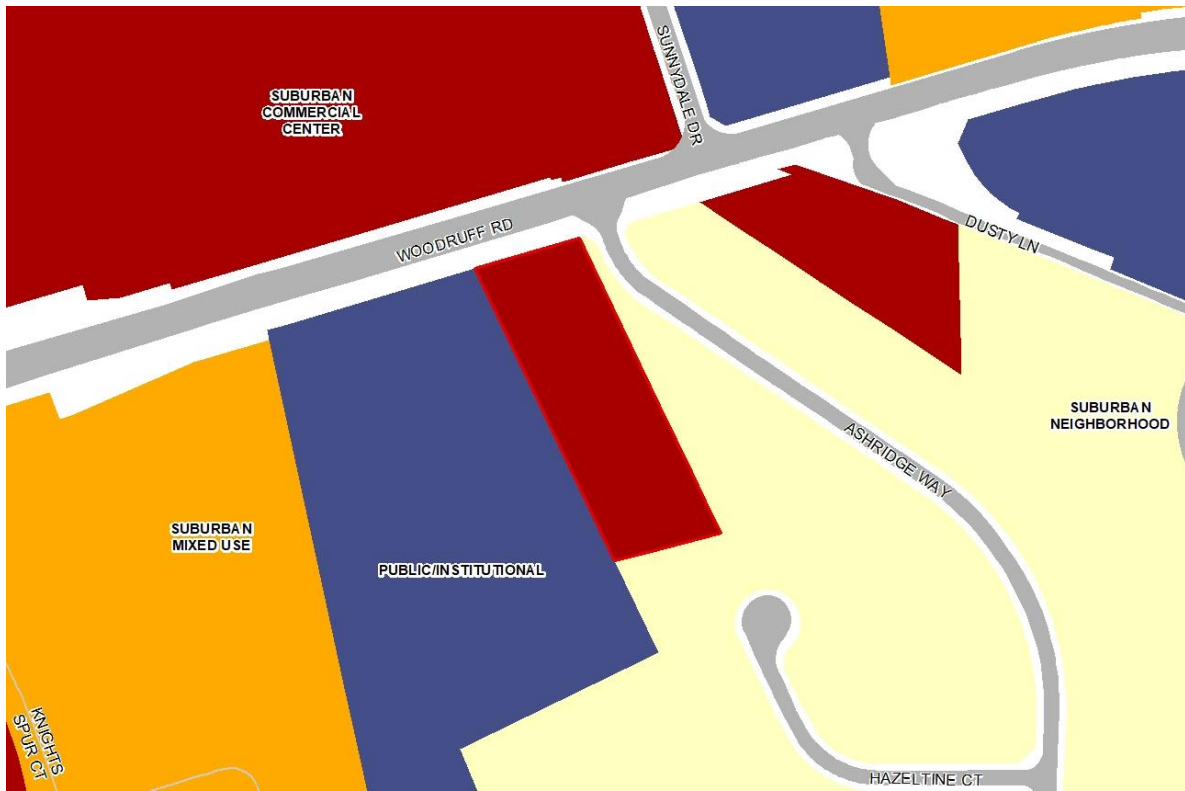
Zoning Map, Zoomed Out



Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map



Five Forks Area Plan, Future Land Use Map