

**Zoning Docket from October 16<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-069	Allen Smith of Legacy Property Management, Inc for 1642 Neely Ferry Road, LLC 926 & 926 A Fairview Rd. & 1642 Neely Ferry Rd., Simpsonville, SC 29680 0567010102300 S-1, Services District & R-S, Residential Suburban District to C-3, Commercial District	26	Approval	Approval 10/25/23	Held 11/6/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 16, 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>• Currently has a landscape business on site and would like to add an Ace Hardware store on the property</li> </ul> </li> <li>2. Applicant                             <ul style="list-style-type: none"> <li>• Current business has been on site for over 25 years and would like to expand to have more of a retail aspect with the Ace Hardware</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> Signatures –</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 22.80 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>. The subject property is not part of any area or community plans.</li> <li>• Fairview Road is a two to five-lane State-maintained Arterial road. Neely Ferry Road is a two-lane State-maintained Residential road. The parcel has approximately 802 feet of frontage along Fairview Road and approximately 1,600 feet of frontage along Neely Ferry Road. The parcel is approximately 1.7 miles south of the intersection of Fairview Road and Harrison Bridge Road. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site.</li> <li>• The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing retail.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-S, Residential Suburban District and S-1, Services District, is located on the northern corner of Fairview Road, a two to five-lane State-maintained arterial road and Neely Ferry Road, a two-lane State-maintained Residential Road. Staff is of the opinion that while a successful rezoning to C-3, Commercial District would not be consistent with the Plan Greenville Comprehensive Plan which designates the property as Suburban Neighborhood, it would allow for less intensive uses than are currently permitted under the S-1, Services District.</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.
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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:** Todd Baxley, Planner II

**RE:** CZ-2022-069

**APPLICANT:** Allen Smith of Legacy Property Management, Inc for  
1642 Neely Ferry Road, LLC

**PROPERTY LOCATION:** 926 & 926 A Fairview Rd. & 1642 Neely Ferry Rd.,  
Simpsonville, SC 29680

**PIN/TMS#(s):** 0567010102300

**EXISTING ZONING:** R-S, Residential Suburban District & S-1, Services  
District

**REQUESTED ZONING:** C-3, Commercial District

**PROPOSED LAND USE:** Retail

**ACREAGE:** 22.82

**COUNCIL DISTRICT:** 26 – Bradley

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban District in December 1994 as part of Area 10. There have been two prior rezoning requests for this property. CZ-96-85 was a request to rezone a portion of the property from R-S, Residential Suburban District to S-1, Services District which was approved. CZ-2007-34 was a request to rezone a portion of the property from R-S, Residential Suburban District to S-1, Services District which was approved with amendments.

**EXISTING LAND USE:** Landscape Business

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential, Vacant Land
East	R-S, R-20, S-1	Single-Family Residential
South	R-S	Single-Family Residential, Church, Vacant Land
West	R-S	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** No Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. \*\*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	S-1	0 units/acre	22.82	0 units
Requested	C-3	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:**

Fairview Road is a two to five-lane State-maintained Arterial road. Neely Ferry Road is a two-lane State-maintained Residential road. The parcel has approximately 802 feet of frontage along Fairview Road and approximately 1,600 feet of frontage along Neely Ferry Road. The parcel is approximately 1.7 miles south of the intersection of Fairview Road and Harrison Bridge Road. The property is not along a bus route.

There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2018	2019	2021
Fairview Road	5,380' SW	10,400	10,600 +1.9%	10,500 -0.9%

Location of Traffic Count	Distance to Site	2018	2019	2021
Neely Ferry Road	4,270' NW	2,600	2,600 +0.0%	1,600 -38.5%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site.

**CONCLUSION:**

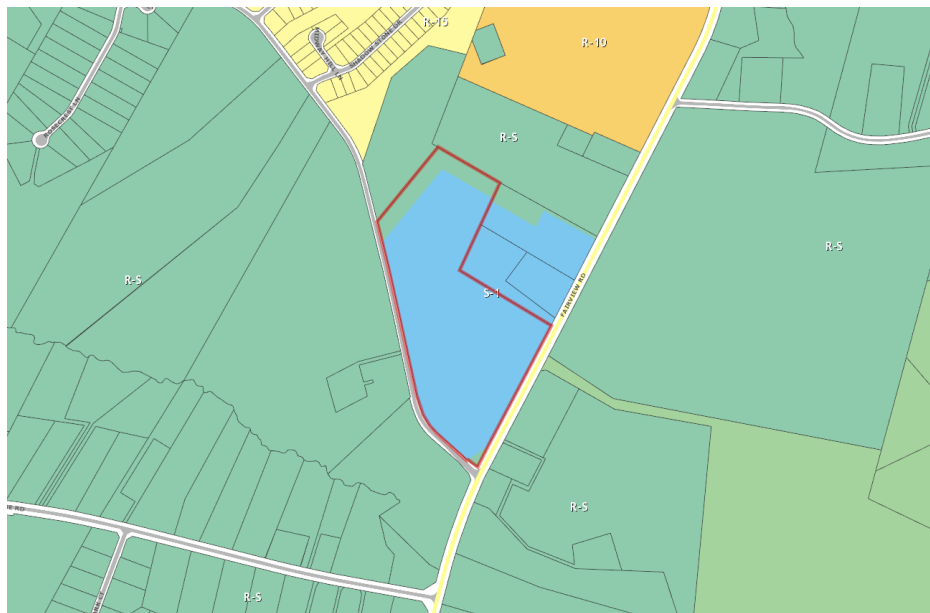
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**STAFF RECOMMENDATION:**

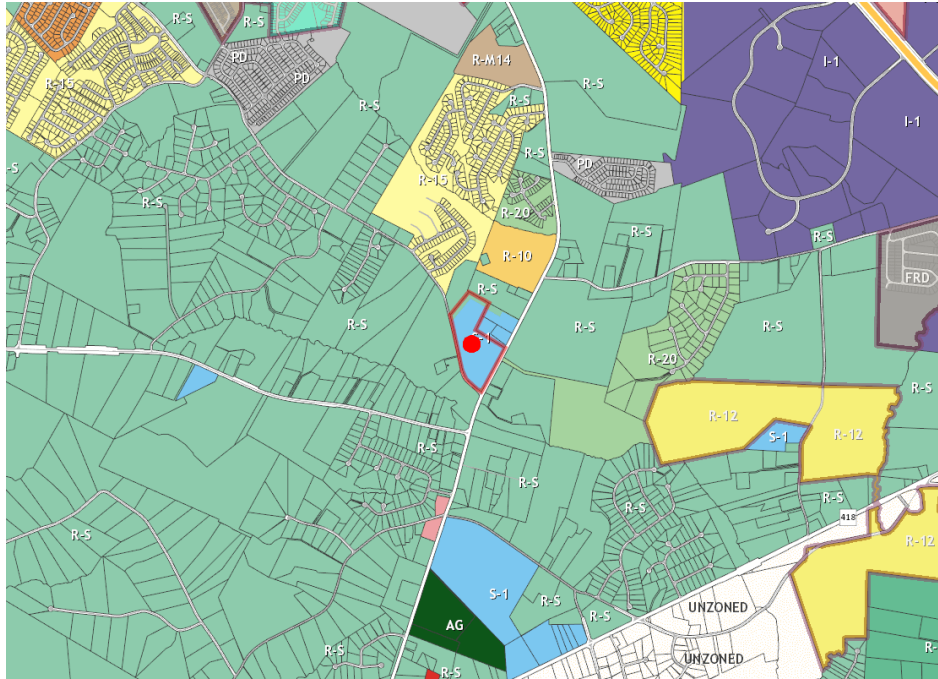
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Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map