

**Zoning Docket from July 19, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-59	Jason Harvey Tankersley of Hudson CG Partners, LLC for Club Forest Hudson Corners, LLC, Club Forest Hudson Outparcel, LLC, and Golden Arch Limited Partnership Hudson Rd and Old Spartanburg Rd 0538040104003, 0538040104004, 0538040104006 and 0538040104007 PD, Planned Development District to PD-MC, Planned Development District - Major Change	22	Approval with Condition	Approval with Condition 7-28-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Redeveloping the current shopping center.</li> <li>• Demolishing the existing grocery store and building a new one</li> <li>• Demolishing the McDonalds and the small shop building located in the parking lot.</li> <li>• Building a gas station (associated with the new grocery store)</li> <li>• Maintaining all current infrastructure</li> <li>• Increasing the square footage of the existing grocery store</li> <li>• Improving the ingress/egress to current SCDOT standards</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: 5-20-21</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Center</i>. Floodplain is not present on the overall site. There are three schools located within one mile of the site: Brushy Creek Elementary, Eastside High, and Prince of Peace Catholic School. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned PD, Planned Development and is 8.60 acres of land located on Hudson Rd. and Old Spartanburg Rd, and is approximately 0. 13 miles east of the intersection of Brushy Creek Road and Old Spartanburg Road. The parcel has approximately 716 feet of frontage along Old Spartanburg Rd and 176 feet of frontage along Hudson Rd. The applicant is requesting to rezone the property to PD-MC, Planned Development District – Major Change.</p> <p>The applicant states that the proposed land use is to redevelop the existing shopping center.</p> <p><b>Project Information:</b></p>					

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The applicant is proposing to redevelop a commercial development. The site consists of four parcels consisting of 8.6 acres that will feature: commercial retail, Grocery with Pharmacy and fuel center, and restaurants with drive-thrus along Old Spartanburg Road and at the intersection of Old Spartanburg Road and Hudson Road.

**Proposed Land Uses:**

The intended uses for the site are to include: retail, pharmacy, fuel center, and restaurant.

**ARCHITECTURAL DESIGN:**

The applicant states that previously approved materials will remain such as brick facades, however, the applicant is removing the need for brass lamp accents and soft canopies.

**Access and Parking:**

The site is accessed on Old Spartanburg Road and Hudson Road. Parking will meet county parking requirements with the exception of 9x18' parking stalls.

**Landscaping and Buffering:**

The existing screening and buffering will remain with the exception of parking lot landscaping. Dumpster enclosures will be a similar architectural style as the buildings with opaque metal panel gates.

**Signage and Lighting:**

New monument signs will be proposed at Old Spartanburg Rd and Hudson Road, and lighting will vary in height between 16' and 20' with meeting IESNA "full-cutoff" features.

**CONCLUSION**

The subject parcel, zoned PD, Planned Development, is located along Old Spartanburg Road, a three-lane state-maintained collector road and Hudson Road is a two-lane state-maintained collector road. Staff is of the opinion that a successful rezoning to PD-MC, Planned Development Major Change would not adversely impact the current uses and densities within the approved PD nor, will it adversely affect the surrounding area.

The development will have to meet the following condition:

1. Submit a site 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 PD-MC, Planned Development – Major Change.

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

**FROM:** Brook Denny- Planner

**RE:** CZ-2021-59

**APPLICANT:** Jason Harvey Tankersley of Hudson CG Partners, LLC  
for Club Forest Hudson Corners, LLC, Club Forest  
Hudson Outparcel, LLC, and Golden Arch Limited  
Partnership

**PROPERTY LOCATION:** Hudson Rd and Old Spartanburg Rd

**PIN/TMS#(s):** 0538040104003, 0538040104004, 0538040104006 and  
0538040104007

**EXISTING ZONING:** PD, Planned Development District

**REQUESTED ZONING:** PD-MC, Planned Development District - Major Change

**PROPOSED LAND USE:** Mixed Use Commercial Development

**ACREAGE:** 8.60

**COUNCIL DISTRICT:** 22 – Tzouvelekas

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**ZONING HISTORY:** This parcel was originally zoned R-12, Single-Family Residential in May 1970 as part of Area 1. There have been two successful rezoning requests for this property, CZ-1986-47 from R-12 to PD-C and CZ-1995-009, from PD-C to PD-C Major Change. There have been no other rezoning requests.

**EXISTING LAND USE:** Shopping Center

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD, POD, NC	Commercial/Offices
East	R-12	Church
South	PD	Multifamily Residential
West	PD, R-12	Church

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is not 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	PD	N/A units/acre	8.60	0 units
Requested	PD	N/A units/acre		0 units

A successful rezoning would not allow for dwelling units.

**ROADS AND TRAFFIC:**

Old Spartanburg Road is a three-lane state-maintained arterial road and Hudson Road is a two-lane state-maintained collector road. The parcel has approximately 716 feet of frontage along Old Spartanburg Rd and 176 feet of frontage along Hudson Rd. The parcel is approximately 0.13 miles east of the intersection of Brushy Creek Road and Old Spartanburg Road. The property is not along a bus route. There are also no sidewalks in the area.

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<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Brushy Creek Rd	2,103' W	10,800	8,900 -21.3%	11,200 +3.7%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Brushy Creek Elementary, Eastside High School, and Prince of Peace Catholic School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

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**STAFF**

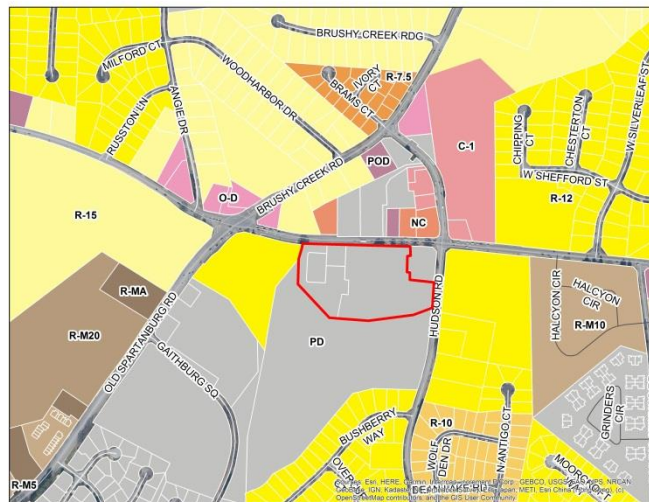
**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to PD-MC, Planned Development – Major Change.

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Aerial Photography, 2020



Zoning Map

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Plan Greenville County, Future Land Use Map