

**Zoning Docket from February 16<sup>th</sup>, 2026 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-010	Charles Thomas 351, 355, & 359 Roberts Rd., Simpsonville, SC 29681 0548010101012, 0548010101009, 0548010101011 R-S, Residential Suburban District to R-10, Single-Family Residential District	28	Approval	Approval 2/25/26	Approval 3/2/26	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 16, 2026 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant                             <ul style="list-style-type: none"> <li>The goal is to remove the three existing manufactured home and replace with a duplex on each parcel</li> <li>Will hire a management company to keep the properties well maintained</li> <li>Spoke with surrounding property owners</li> <li>Going to try and use septic systems instead of sewer</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 - 1</p> <p><b>Against:</b></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 2.04 acres.</li> <li>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. The subject property is part of the <u>Five Forks Area Plan</u>, where it is designated as <i>Suburban Neighborhood</i>.</li> <li>Five Forks Road (Hwy 296) is a two to three-lane, State-maintained collector road and the property has approximately 11 feet of frontage along it. Roberts Road is a two-lane, County-maintained local road and the property has approximately 210 feet of frontage along it. The property is approximately 0.5 miles Southwest of the intersection of Five Forks Road (Hwy 296) and Woodruff Road (Hwy 146). The property is not along a bus route. There are no sidewalks in the immediate area.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Monarch Elementary.</li> <li>The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing Duplex homes.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject property, zoned R-S, Residential Suburban District, is located along Five Forks Road (Hwy 296), a two to three-lane State-maintained collector road, and Roberts Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the <u>Plan Greenville County Comprehensive Plan</u> future land use designation of <i>Suburban Neighborhood</i> and would not have an adverse impact on the</p>					

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	<p>surrounding area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.</p>
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