

Zoning Docket from September 14, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2026-049	Matthew Jones of Ante Forma Architecture for The Rallis Trust 823 & 825 Woodside Ave., Greenville, SC 29611 0126001000101 R-M20, Multifamily Residential District to C-1, Commercial District	23	Denial	Denial 9/23/26	Denial 10/5/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on September 14, 2026 were: <u>Speakers For:</u> - Applicant - Would like to rezone to C-1, Commercial District to be able to build some single-family attached with additional “parkland” that will generate income for the property owner (i.e. pop-up food vending or food truck court) - Property has floodplain constraints <u>Speakers Against:</u> - Citizen - Lives adjacent to the subject property - The subject property used to be a church until it burned down - The property is not really buildable due to the flooding on the property - Wants to hold on to the pedestrian friendly atmosphere and not lose this property to commercial zoning - The subject property has been integral into the community for a long period of time. List of meetings with staff: N/A					Petition/Letter <u>For:</u> None <u>Against:</u> None
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 1.88 acres. - The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Floodplain and Traditional Neighborhood. - The subject property is a part of the City View Community Plan, where it is designated as Single-Family Residential. - Woodside Ave is a two-lane State-maintained road. The property has approximately 325 feet of frontage along Woodside Ave. The property is 0.2 miles southwest of the intersection of Woodside Ave and W. Bramlett Road. The property is along a bus route. The Route 506 Woodside (Inbound) bus stop is 0.01 miles away at Woodside Ave and W. 8th St. There are sidewalks in the immediate area. - Floodplain is present on the site. The subject property is on the National Register of Historic Places as part of the Woodside Cotton Mill Village Historic District. There are 5 schools located within a mile of the site: Legacy Early College - Parker, Bramlett, and Washington Campuses, Alexander Elementary, and West Greenville. - The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing a Mixed-Use Development					

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CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-M20, Multifamily Residential District, is located along Woodside Avenue, a three-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would not be consistent with the City View Community Plan future land use designation of *Single-Family Residential*, nor would it be consistent with similar zoning in the area.

Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial District.