

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-27	Brian James Seppala for Ambria Properties, LLC Piedmont Golf Course Road 0409000100100 R-S, Residential Suburban to R-M20, Multifamily Residential	26	Approval	Approval 4-29-20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Will use 5 acres of the site for multi-family; will be 3-story project with 1 – 3 bedroom apartments; sewer “should be available” <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 1 - Letter</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed-use</i> and <i>Mixed Employment Center</i>. Additionally, the property is also within the <u>South Greenville Area Plan</u> where it is designated as <i>High Density Residential</i>. Floodplain is not present on the site. There are no known significant or cultural resources on this site; however, much of the site is significantly wooded. There are no schools located nearby. Additionally, the property is not along a bus route, nor are there any sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 9.07 acres of property located on Piedmont Golf Course Road approximately 0.37 miles west of the intersection of Augusta Road and Interstate 185. The subject parcel has 572 feet of road frontage along Piedmont Golf Course Road. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for Multifamily Residential.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, designated as <i>Suburban Mixed Use</i>. Additionally, the western portion of this property is designated in the <u>Plan Greenville County Comprehensive Plan</u> as a <i>Mixed Employment Center</i>. In the <u>South Greenville Area Plan</u>, the subject property is also designated as <i>High Density Residential</i>. The <i>Suburban Mixed Use</i> future land use designation that includes a portion of the subject property recommends a variety of single-family and multifamily building types, at a gross density of 6 to 20 dwelling units per acre. Additionally, the <i>Mixed Employment Center</i> future land use designation that includes another portion of the subject property recommends advanced manufacturing, office, mixed-use buildings, civic/institutional facilities as primary uses, with open space, neighborhood commercial, and multifamily residential as secondary land uses to support the recommended primary uses. These future land use designations from the <u>Plan Greenville County Comprehensive Plan</u>, combined with the future land use of <i>High Density Residential</i> in the <u>South Greenville Area Plan</u>, all support the requested rezoning of R-M20, Multifamily Residential. Additionally, there is existing R-M20,</p>					

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	<p>Multifamily Residential zoning in the immediate area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>
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Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-27

APPLICANT: Brian James Seppala for Ambria Properties, LLC

PROPERTY LOCATION: Piedmont Golf Course Road

PIN/TMS#(s): 0409000100100

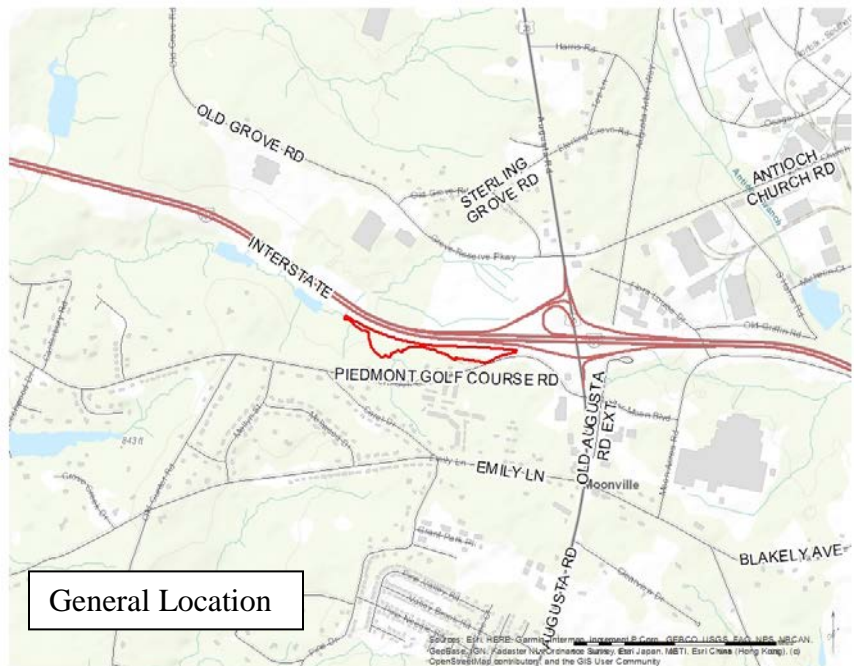
EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-M20, Multifamily Residential

PROPOSED LAND USE: Multifamily Residential

ACREAGE: 9.07

COUNCIL DISTRICT: 26 – Ballard



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May of 1971 as part of Area 2. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Vacant wooded land

AREA CHARACTERISTICS:

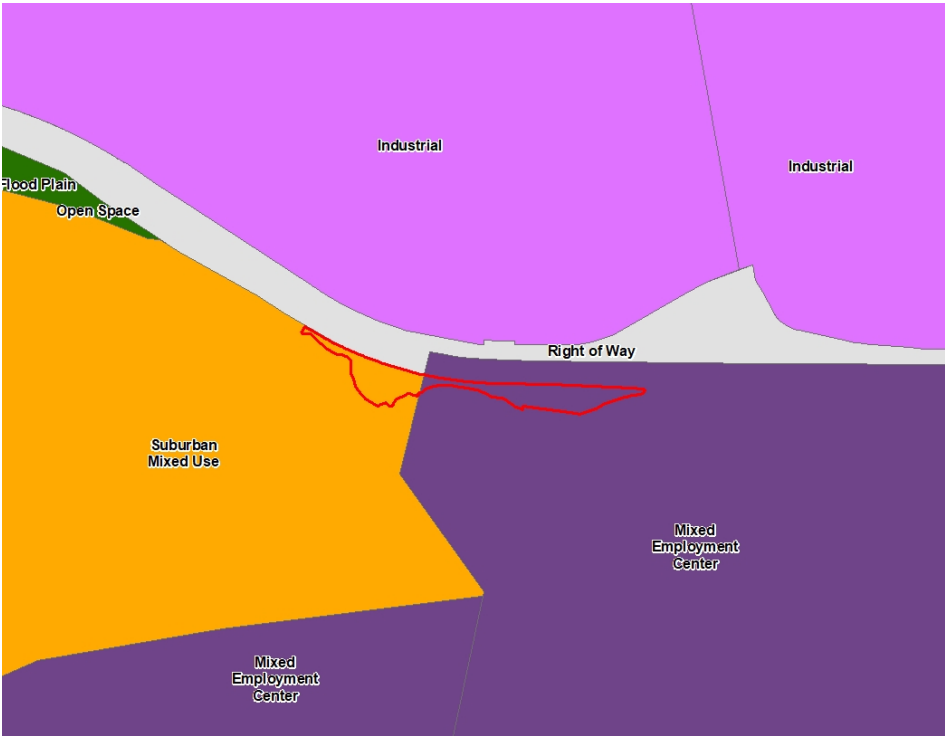
Direction	Zoning	Land Use
North	I-1	vacant wooded land
East	R-M20	vacant wooded land
South	R-M20 and R-S	vacant wooded land and single-family residential
West	R-S	single-family residential

WATER AVAILABILITY: No water

SEWER AVAILABILITY: Metro

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated partially as *Suburban Mixed-Use* and partially as *Mixed Employment Center*.



Plan Greenville County, Future Land Use Map



SMU SUBURBAN MIXED-USE

MEC MIXED EMPLOYMENT CENTER

Place Type Characteristics

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

Place Type Characteristics

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

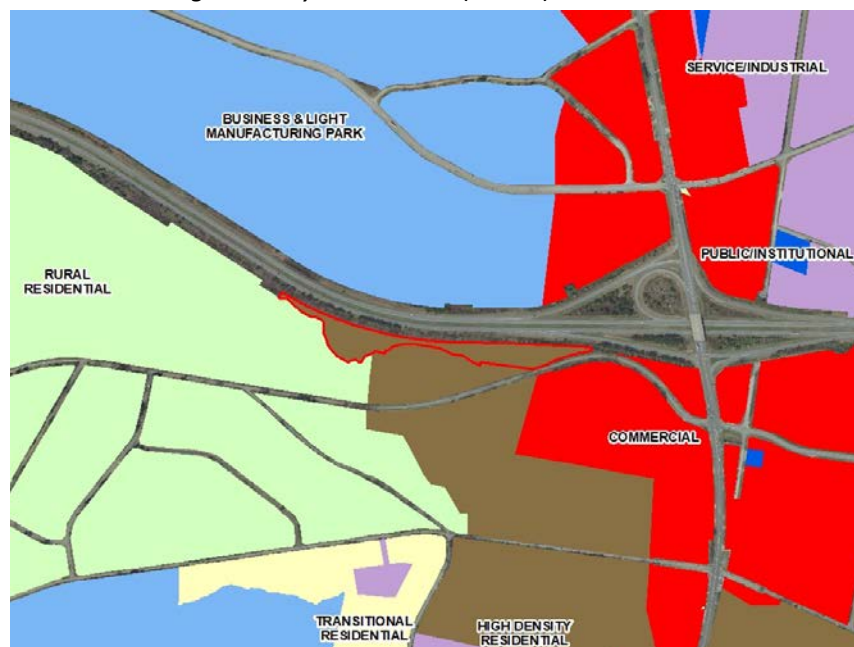
Primary Uses	Regional or neighborhood commercial, office, institutional, mixed-use residential
Secondary Uses	Townhomes , surface and structured parking, park-and-rides lots, transit stations
Gross Density	6 to 20 dwellings per acre
Transportation	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

Primary Uses	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
Secondary Uses	Open space, neighborhood commercial, multi-family residential
Gross Density	8 to 30 dwellings per acre
Transportation	Auto oriented but walkable, transit/park-and-ride lots should be provided
Parking	Large surface parking on street parking, central parking garages should be encouraged
Open Space	Civic greens, courtyard greens

Plan Greenville County, Character Area Type Cards

AREA AND COMMUNITY PLANS:

This parcel is also included in the South Greenville Area Plan, designated as *High Density Residential* (below).



DENSITY WORKSHEET: The following scenario provides 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	9.07	15 units
Requested	R-M20	20 units/1 acre		181 units

A successful rezoning may add up to 166 dwelling units.

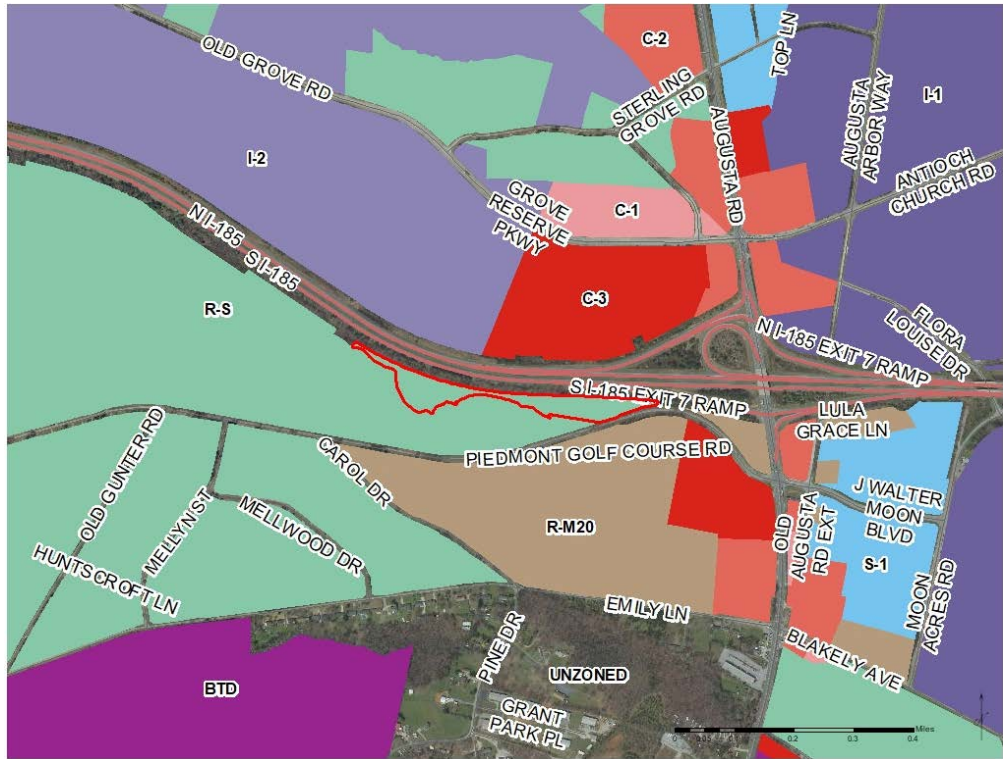
ROADS AND TRAFFIC: Piedmont Golf Course Road: two-lane State-maintained Major Collector. The parcel has approximately 572 feet of frontage along Piedmont Golf Course Road, and the parcel is approximately 0.37 miles west of the intersection of Augusta Road (US Highway 25) and Interstate 185. The property is not along a bus route, and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Piedmont Golf Course Road	15,430' NW	2,200	2,300 +4.5%	3,300 +43.5%

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known significant historic or cultural resources on this site; however, much of the site is significantly wooded. There are no schools within a mile of the site.



Aerial Photography, 2019



Zoning Map

