

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-022	Adam Artigliere of Burr & Forman LLP for Phillip A. Tripp, Marjorie Jeanne Tripp, Holder Family Limited Partnership, Bennie Moon Griffin Blakely, & Martha Gail Griffin Richardson 0593040102906, 0593040102920, 0593040102914 (portion), 0593040102915 (portion) S-1, Services District to R-M20, Multifamily Residential District	25	Denial	Denial 3-23-22	Denial 4-4-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Five properties combined to accommodate the multifamily residential development <p><u>Speakers Against:</u></p> <p>2) Representative of Magna</p> <ul style="list-style-type: none"> • Heavy manufacturing business for automotive parts • Constant noise levels from scrap and press shop operations • Ship about 250 trucks per day on a 24 hours operation basis • Can feel vibration from the press lines that run at a very high tonnage • Shift changes with traffic and safety concerns • Will not be quiet during the evening hours due to 24 hour basis • Expect that their operations will be affected with a multifamily use across the street <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: Letter – 1</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>Mixed Employment Center</i>. Floodplain is not present on the site. There are no schools located within one mile of the site. The property is not along a bus route and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is S-1, Services District and is 18.239 acres of land located on Old Augusta Rd. Extension, Moon Acres Rd., & J. Walter Moon Blvd and is approximately 0.16 miles southeast of the intersection of Augusta Rd. and I-185. The parcels have approximately 195 feet of frontage along Old Augusta Rd. Extension, 1,145 feet of frontage along J. Walter Moon Blvd., and 565 R-M20, Multifamily Residential District.</p> <p>The applicant states that the proposed land use is for an multifamily residential development.</p>					

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CONCLUSION

The subject parcels zoned S-1, Services District are located along Old Augusta Road Extension, a two lane State-maintained local road, J. Walter Moon Boulevard, a four lane County-maintained local road, and Moon Acres Road, a two-to-three lane County-maintained local road. The subject property is designated in the Plan Greenville County Comprehensive Plan as Mixed Employment. While staff realizes that the Mixed Employment Future Land Use Designation allows for multifamily residential, staff also recognizes that these areas are also appropriate for service uses. Further, staff is of the opinion that S-1, Services is the appropriate zoning district for this site, because it is located adjacent to C-2, Commercial and I-1, Industrial zoning designations.

Based on these reasons, staff recommends denial of the requested rezoning to R-M20, Multifamily Residential District.