

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-058	Jeffrey L. Clemens for Charles D. Thompson, Jr. & CEJ Properties, LLC Augusta Rd., Greenville, SC 29605 0402000100700 & 0402000100800 S-1, Services District to R-MA, Multifamily Residential District	25	Denial	Denial 6-22-22	Denial 6-22-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Recently listed this property for Industrial type uses • Current property owners have owned the parcels in question for 100 years • Parcels have had several issues with vandals • Property owners owns 4 additional lots in the surrounding area • Would like to now utilize the parcels as a multifamily residential development • Property is surrounded by industrial and commercial uses <p>2) Property owner</p> <ul style="list-style-type: none"> • Would like to see these parcels developed and unable to keep up the maintenance on the parcels • Scared to go on the parcel due to vandals and safety concerns <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: Letter - 1</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i> and <i>Suburban Neighborhood</i>. • Augusta Rd. is a five-lane State-maintained arterial road. The property has approximately 498 feet of frontage along Augusta Rd. The parcel is approximately 0.74 miles south of the intersection of Augusta Rd. and White Horse Rd. The property is not along a bus route. There are also no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Donaldson Career Center. • The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing multifamily residential. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject property, zoned S-1, Services District, is located on Augusta Road, a five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential, is not consistent with the <u>Plan Greenville County</u> Comprehensive Plan, which designates this property as <i>Industrial</i>.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily</p>					

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