

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-060	Paul Poteet of Surge Development for Riddle Family Number 9, LLC Log Shoals Road, Piedmont, SC 29673 0583020101000 R-S, Residential Suburban District to PD, Planned Development District	28	Approval with condition	Approval with condition 6-22-22	Approval with condition 7-18-22	
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"> • Requesting a mixed-use development that is consistent with the Future Land Use • Previously submitted a rezoning request for a more dense and intense style of development • Spoke with adjacent property owners • Tried to redesign the proposed development with Staff's and resident's concerns • Will be making improvements to Log Shoals Rd. meeting the requirements of SCDOT • Development is happening all around this area. • Will be bringing sewer to the subject parcel which will allow for redevelopment of surrounding parcels <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Lives near the subject parcel • Has concern with schools in the area being at capacity and that the additional residents of the proposed development adding to this issue <p>List of meetings with staff: April 4, 2022</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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>Mixed Employment Center</i>. • Log Shoals Road is a two-lane, state-maintained collector road. The parcel has approximately 1,595 feet of frontage along Log Shoals Road. The parcel is approximately 0.19 miles east of the intersection Fork Shoals Road and Log Shoals Road. The property is not along a bus route. There are 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: Robert E. Cashion Elementary. • The applicant is requesting to rezone the property to PD, Planned Development District. The applicant is proposing a mixed-use development consisting of 1.58 acres of commercial uses, 120 apartments, and 116 townhome-style apartments. The site consists of one parcel consisting of 17.093 acres. 					

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CONCLUSION and RECOMMENDATION

The subject property, zoned R-S, Residential Suburban District, is located on Log Shoals Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to PD, Planned Development District would allow for controlled growth in what is currently a predominately rural residential area but is designated a *Mixed Employment Center* by the Plan Greenville County Comprehensive Plan.

The development will have to meet the following condition:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval of the requested rezoning to PD, Planned Development District with the aforementioned condition.