

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		
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.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner

RE: CZ-2022-022

APPLICANT: 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

PROPERTY LOCATION: Old Augusta Road Extension, Moon Acres Road, and J. Walter Moon Blvd, Piedmont, SC 29673

PIN/TMS#(s): 0593040102906, 0593040102920, 0593040102914 (portion), 0593040102915 (portion)

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: R-M20, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential

ACREAGE: 18.239

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: This parcel was originally zoned R-M, Multifamily Residential in May 1971 as part of Area 2. There has been one previous rezoning request for this parcel, which was initially submitted as a request from R-M to I-1, Industrial in 1981 as part of Docket CZ-1981-55. The request was approved; however it was approved as a request for S-1, Services at both second and third reading by Council.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	Manufactured Home Park
East	I-1	Industrial/Manufacturing and Vacant Land
South	S-1	Warehouses and Vacant Land
West	C-2	Gas Station and Convenience Store

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the South Greenville Area Plan, where it is designated as *Commercial*. **Please refer to the Future Land Use Map at the end of the document.**

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	18.239	0 units
Requested	R-M20	20 units/acre		364 units

A successful rezoning would allow for 364 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Lula Grace Lane is a two lane County-maintained local road, Old Augusta Road Extension is a two lane State-maintained local road, J. Walter Moon Boulevard is a four lane County-maintained local road, and Moon Acres Road is a two-to-three lane County-maintained local road. 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 feet of frontage along Moon Acres Rd.

The parcels are approximately 0.16 miles southeast from the intersection of Augusta Road and I-185. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the area of Old Augusta Road Extension, Moon Acres Road, Lula Grace Lane, or J. Walter Moon Blvd.

CULTURAL AND ENVIRONMENTAL:

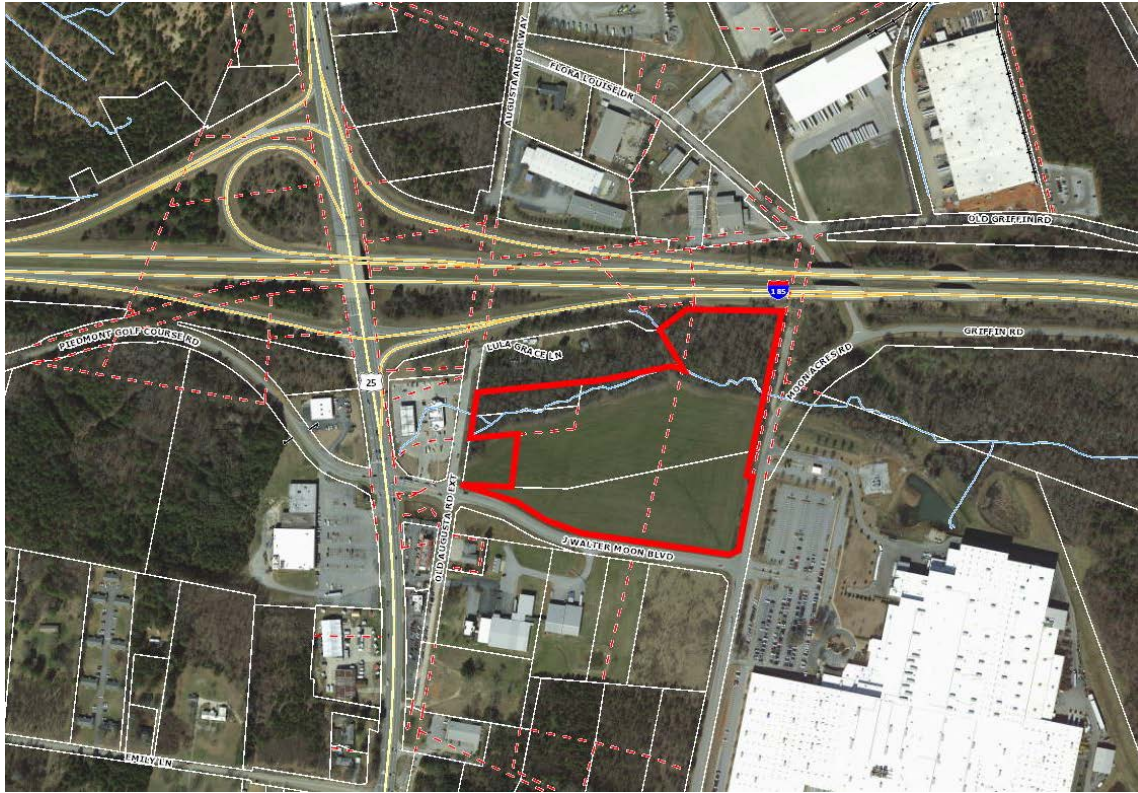
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

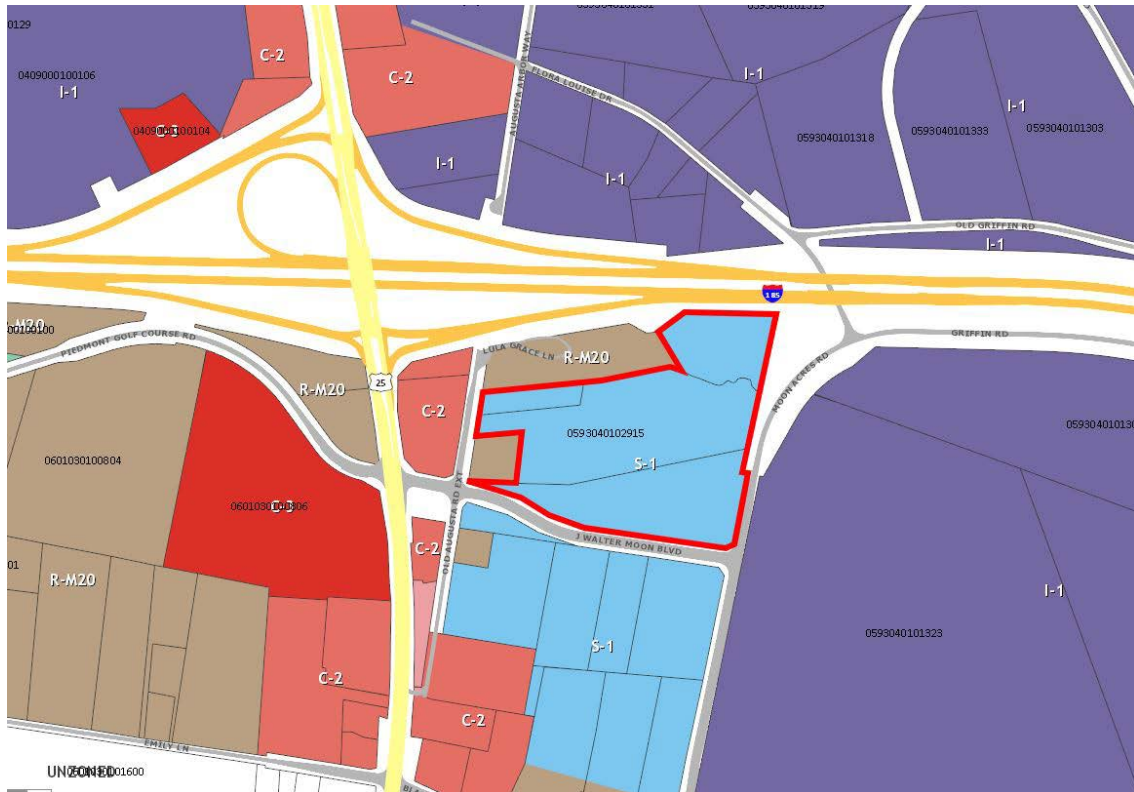
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STAFF RECOMMENDATION:

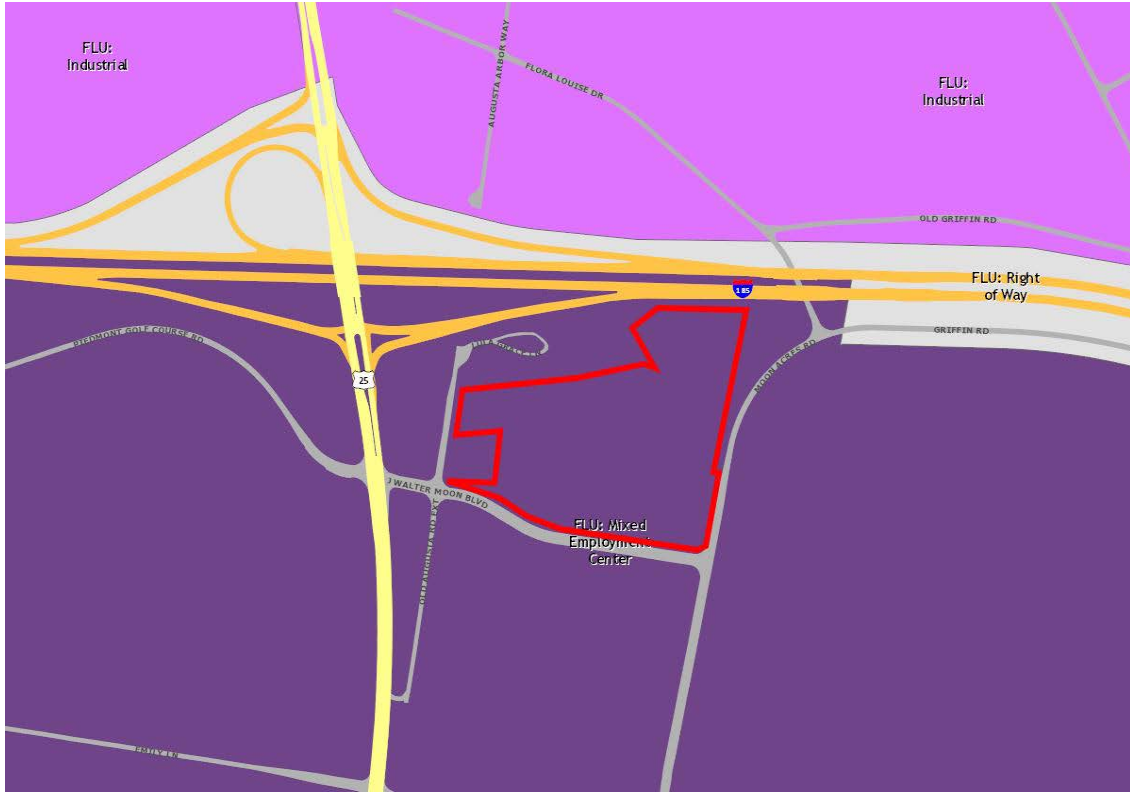
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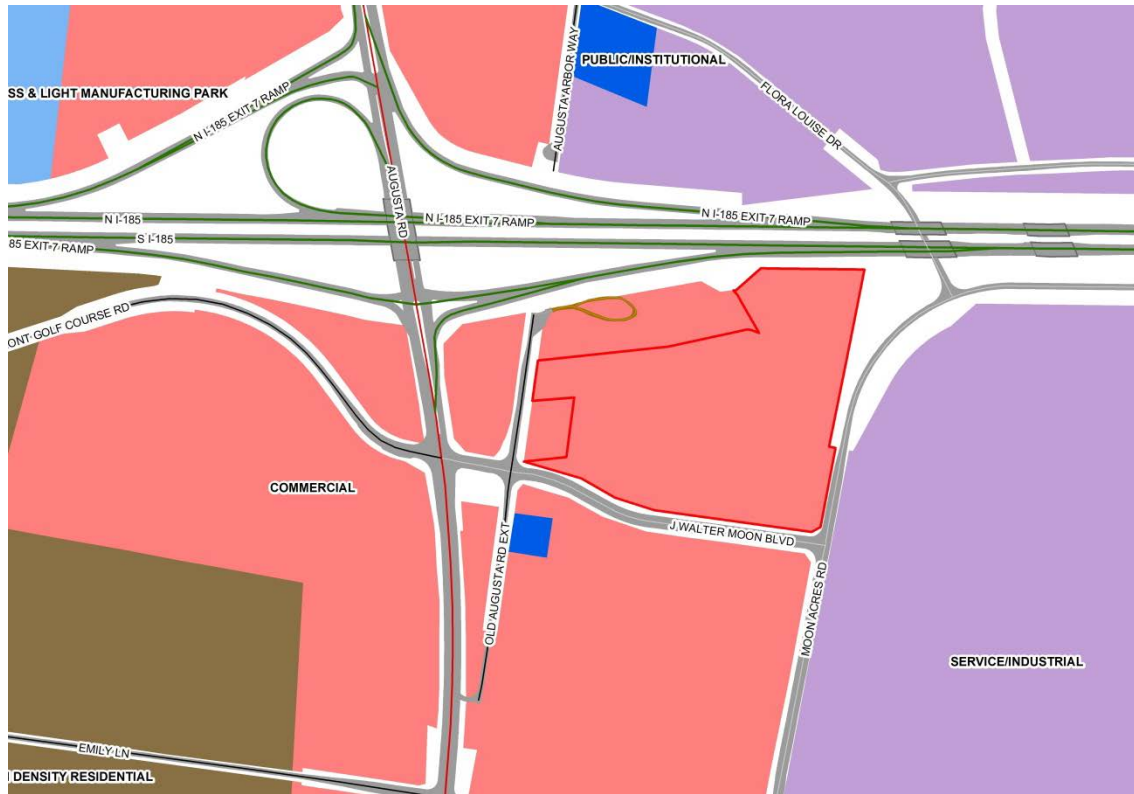
Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map