

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-023	Paul Poteet of Surge Development for Riddle Family Number 9, LLC Log Shoals Rd 0583020101000 R-S Residential Suburban District to C-2, Commercial District	28	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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Proposing a mixed use development that will consist of approximately 234 multifamily apartment units within 5 buildings with garages and also 28,000 sq. ft. of office space • Believes that the request is in line with the <i>Mixed Employment Center</i> Future Land Use of the Comprehensive Plan • Currently have easements to bring sewer to this area 2) Citizen <ul style="list-style-type: none"> • Lived on site since 1986 • Hopes this development works out to make Greenville better 3) Owner <ul style="list-style-type: none"> • Use to be farmland that has been in the family for a long time • In favor of the proposed development and now that there is sewer, it is appropriate for this area. 4) Citizen <ul style="list-style-type: none"> • Family owns property at intersection • Would like additional opportunities for commercial development in this area <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen and wife <ul style="list-style-type: none"> • Lives in the area and has family also living in the immediate area • Roads are in bad shape and traffic is a major concern currently • Currently there are trucks using Log Shoals Rd. as a cut-through instead of using I-185 • Does not want an apartment complex that is 3-4 stories high in the middle of rural area • Discussed the issues with granite in the area that has to be dynamited for utilities and has major concerns with that • Discussed several accidents in this area and safety concerns • Concerned with truck traffic and safety concerns • Traffic will back up • Crime has increased since housing built on Standing Springs Rd. 2) Citizen <ul style="list-style-type: none"> • Seen many of the plans that have been presented during 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> Letter – 1</p>

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	<p>community meetings and discussions</p> <ul style="list-style-type: none"> • If this does turn to commercial in this area, what does this do with taxes and property values • Concerned with wear and tear on Log Shoals Rd. and do not see any plans to improve this except for turning lanes • Concerned with commercial offices proposed and allowable uses in the proposed zone • Concerned with overload on the surrounding schools • The wooded and field areas are what are loved about Log Shoals Rd. <p>3) Citizen</p> <ul style="list-style-type: none"> • Concerned with noise of traffic with cars and trucks on Log Shoals Rd. <p>List of meetings with staff: None</p>	
<p>Staff Report</p>	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. Floodplain is not present on the site. The property is not along any bus routes. There are no sidewalks in the area. One school is located within one mile of the site: Robert E. Cashion Elementary.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S Residential Suburban District and is 17.09 acres of land located on Log Shoals Rd. and is approximately 0.19 miles east of the intersection Fork Shoals Road and Log Shoals Road. The parcel has approximately 1,595 feet of frontage along Log Shoals Rd. The applicant is requesting to rezone the property to C-2, Commercial District.</p> <p>The applicant states that the proposed land use is a mixed-use development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Log Shoals Road, a two-lane State-maintained collector road. Staff is aware that the Future Land Use Map of <i>Mixed Employment Center</i> recommends uses permitted within the C-2, Commercial District; however, Staff is of the opinion that a successful rezoning to C-2, Commercial could be too intensive for the surrounding area.</p> <p>Based on these reasons, Staff recommends denial of the requested rezoning to C-2, Commercial.</p>	



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2022-023

APPLICANT: Paul Poteet of Surge Development for Riddle Family
Number 9, LLC

PROPERTY LOCATION: Log Shoals Road, Piedmont, SC 29673

PIN/TMS#(s): 0583020101000

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-2, Commercial

PROPOSED LAND USE: Mixed-Use Development

ACREAGE: 17.09

COUNCIL DISTRICT: 28 - Tripp

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no previous rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North		Interstate 185
East	R-S	Single-Family Residential
South	R-S	Single-Family Residential & Vacant Land
West	R-S	Single-Family Residential

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 *Suburban Residential*.

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	R-S	1.7 units/acre	17.09	29 units
Requested	C-2	16 units/acre		273 units

A successful rezoning would allow for 244 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Log Shoals Road, a two-lane State-maintained collector road. Staff is aware that the Future Land Use Map of *Mixed Employment Center* recommends uses permitted within the C-2, Commercial District; however, Staff is of the opinion that a successful rezoning to C-2, Commercial could be too intensive for the surrounding area.

STAFF RECOMMENDATION:

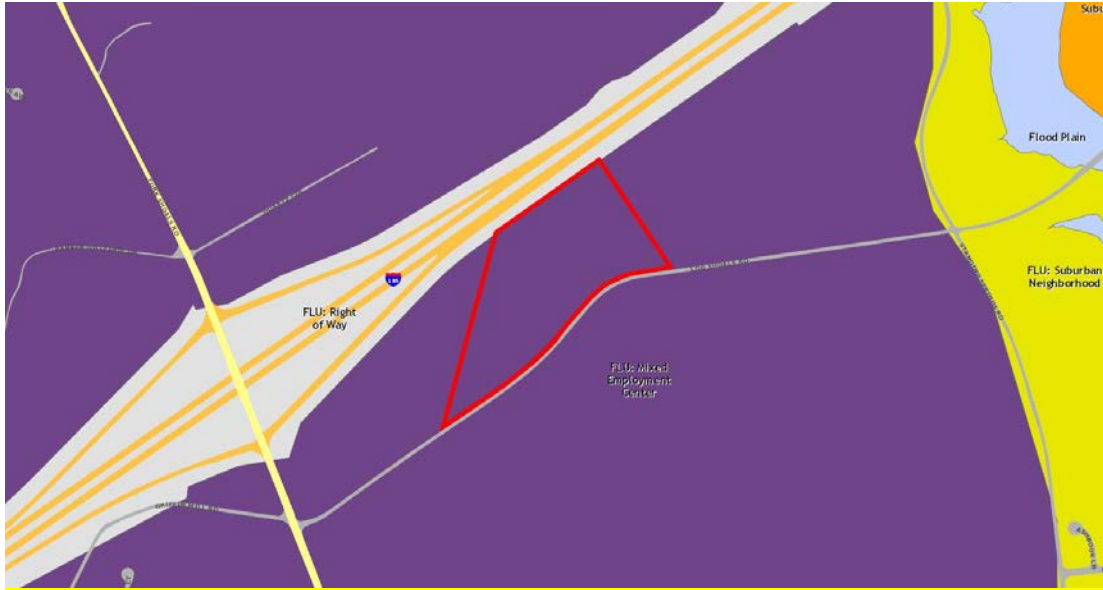
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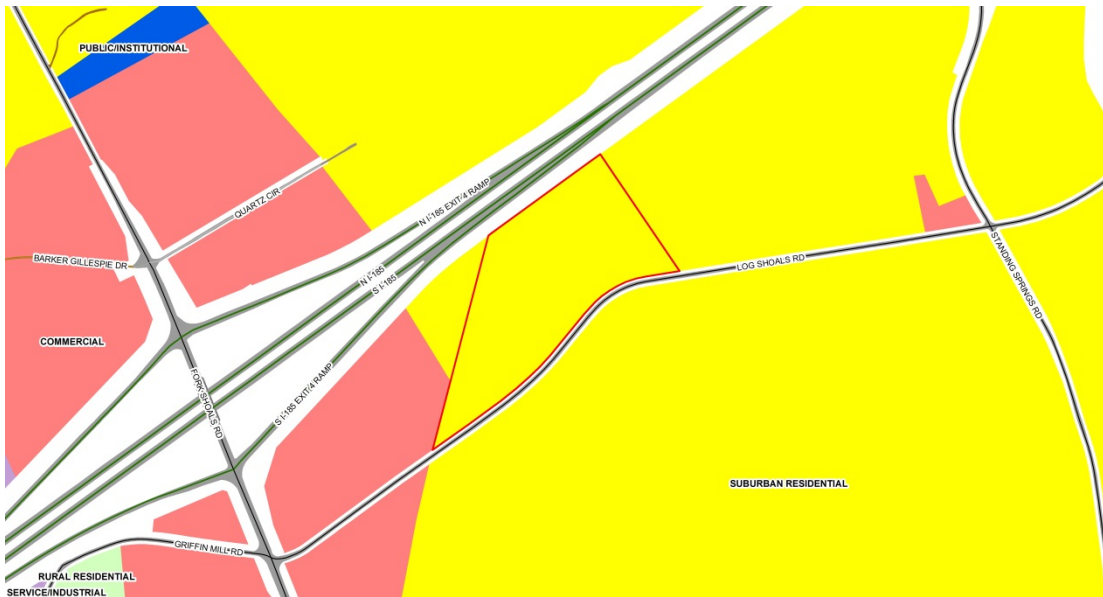
Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map