

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-030	Mark Ells for Linda R Miller, Iris R Hooper & Adon Olam Messianic Congregation Emily Ln. & Pine Dr., Piedmont, SC 29673 0602010100200 & 0601030101600 Unzoned to R-M20, Multifamily Residential District	25	Approval	Approval 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"> • Properties across the street is also zoned R-M20 • Conforms with the Comprehensive Plan • Sewer has been obtained for the site <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p>
Staff Report	<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 and there are no schools within one mile of the site. The property is not along any bus routes. There are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is Unzoned and is 37.07 acres of land located on Emily Ln. and Pine Dr., and is approximately 0.11 miles west of the interchange of Emily Lane and Augusta Rd (Hwy 25). The subject property has approximately 1,707 feet of frontage along Emily Lane and approximately 756 feet of frontage along Pine Drive. The applicant is requesting to rezone the property to R-M20, Multifamily Residential District.</p> <p>The applicant states that the proposed land use is a Multifamily Residential Development.</p> <p>CONCLUSION</p> <p>The subject Unzoned parcels are located along Emily Lane, a two-lane State-maintained collector road, and Pine Drive, a two-lane County-maintained residential road. Staff is of the opinion that the requested zoning of R-M20, Multifamily Residential is appropriate as it is the same density as what would be required in the Unzoned area and is adjacent to other R-M20 zoned properties and similar uses.</p> <p>Based on these reasons, staff recommends approval of the requested initial zoning to R-M20, Multifamily Residential.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-030

APPLICANT: Mark Ells for Linda R Miller, Iris R Hooper & Adon Olam
Messianic Congregation

PROPERTY LOCATION: Emily Ln. & Pine Dr., Piedmont, SC 29673

PIN/TMS#(s): 0602010100200 & 0601030101600

EXISTING ZONING: Unzoned

REQUESTED ZONING: R-M20, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential

ACREAGE: 37.07

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: This parcel is currently Unzoned. There have been no previous requests to zone this property.

EXISTING LAND USE: Single-Family Residence and Church

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20 & Unzoned	Single-Family and Multifamily Residential
East	Unzoned	Single-Family Residential, Strip Center, and Manufactured Home Park
South	Unzoned	Small Industrial Park
West	Unzoned	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 not a part of the South Greenville Area Plan, where it is designated as *High Density 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	Unzoned	20 units/acre	37.07	741units
Requested	R-M20	20 units/acre		741 units

A successful rezoning would allow for the same number of dwelling units than is allowed under the current land development regulations.

ROADS AND TRAFFIC:

Emily Lane is a two-lane State-maintained Major Collector road. Pine Drive is a two-lane County-maintained residential road. The subject property has approximately 1,707 feet of frontage along Emily Lane and approximately 756 feet of frontage along Pine Drive. The parcel is approximately 0.11 miles west of the interchange of Emily Lane and Augusta Rd (Hwy 25). The property is not along a bus route, but Route 505 is approximately 0.34 mi north on Rutherford Rd/S-23-21. There are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2013	2016	2019
Blakely Ave/Griffin Mill Rd/ Log Shoals Rd	13,703' E	1,000	1,650 + 65.0%	1,700 +3.0%

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:

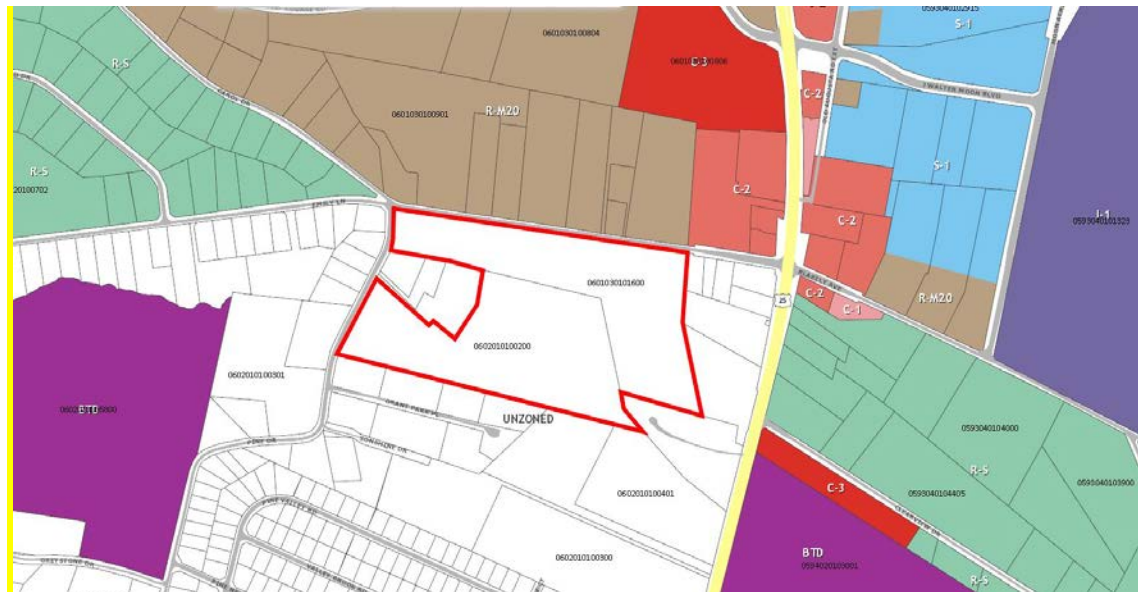
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STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested initial zoning to R-M20, Multifamily Residential.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map

