

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		
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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	Residential District.
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson, Zoning Administrator

RE: CZ-2022-058

APPLICANT: Jeffrey L. Clemens for Charles D. Thompson, Jr. & CEJ Properties, LLC

PROPERTY LOCATION: Augusta Rd., Greenville, SC 29605

PIN/TMS#(s): 0402000100700 & 0402000100800

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Apartments

ACREAGE: 12

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned S-1, Services District in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Wooded Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	Vacant Wooded Land
East	S-1	Shipping Service and Construction Business
South	S-1	Barber Shop, Service Business, and Ambulance Service Business
West	S-2 and R-M20	Single-Family Residential and Cabinetry Shop

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 *Industrial and Suburban Neighborhood*. **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*. **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	12	0 units
Requested	R-MA	20 units/acre		240 units

A successful rezoning would allow for 240 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: 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.

Location of Traffic Count	Distance to Site	2013	2016	2019
Pleasantburg Dr.	1.35 miles SE	22,800	23,900 +4.82%	25,100 +5.02%

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: Donaldson Career Center

CONCLUSION:

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 Plan Greenville County Comprehensive Plan, which designates this property as *Industrial*.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential District.



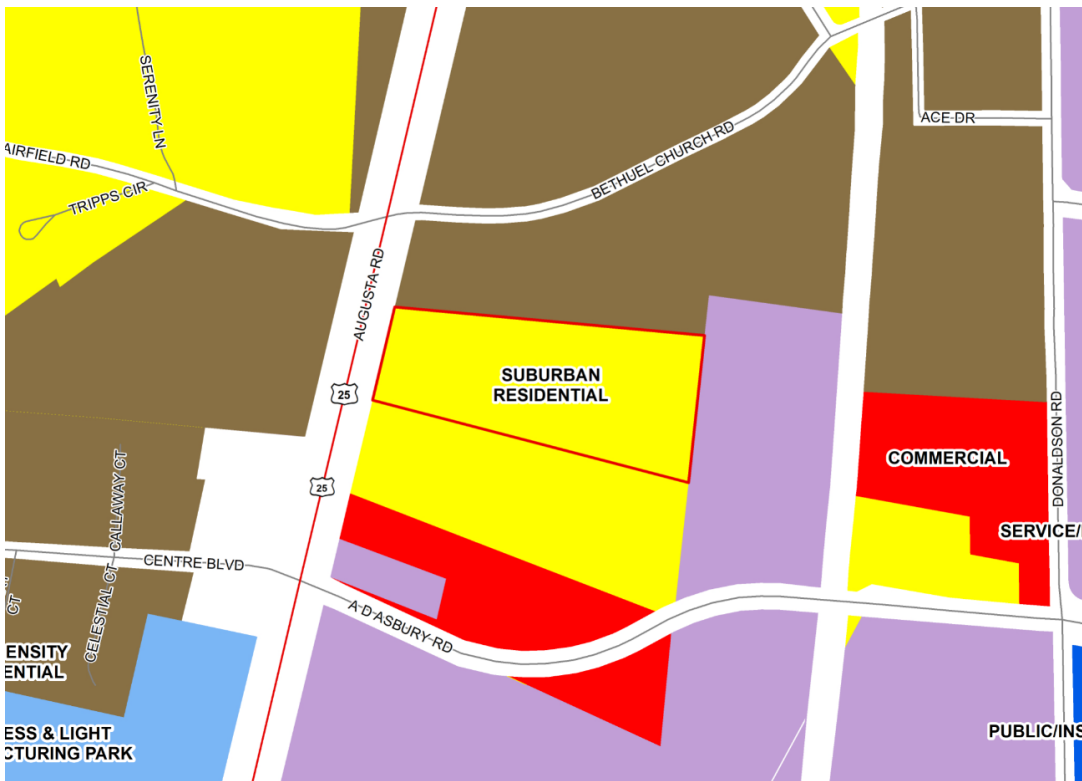
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use