

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC 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 P-D, Planned Development District	28	Approval with condition	Approval with condition		
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. 					

Zoning Docket from June 20, 2022 Public Hearing

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.



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: Austin Lovelace, Principal Planner

RE: CZ-2022-060

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 District

REQUESTED ZONING: PD, Planned Development District

PROPOSED LAND USE: Mixed-Use Development

ACREAGE: 17.093

COUNCIL DISTRICT: 28 - Tripp

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There has been one rezoning request, CZ-2022-023, from R-S, Residential Suburban to C-2, Commercial, which was withdrawn.

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 – not readily available

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*. **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	R-S	1.7 units/acre	17.09	29 units
Requested	PD	13.8 units/acre		236 units

A successful rezoning would allow for 207 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.

REVIEW DISTRICT DETAILS:

Project Information:

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.

Proposed Land Uses:

The intended uses for the site are to include commercial and multifamily residential.

Architectural Design:

The applicant provided renderings of similar-style townhomes consisting of brick and vinyl siding and pitched roofs. The renderings depict rear-loaded units accessed through a pedestrian alleyway which cuts through a landscaped greenway.

Access and Parking:

The site will be accessed on Log Shoals Road. The applicant states the site will meet all parking requirements of the Greenville County Zoning Ordinance.

Landscaping and Buffering:

The applicant states that existing trees within the setbacks will be preserved and that all landscaping standards of the Greenville County Zoning Ordinance and Land Development Regulations will be met.

Signage and Lighting:

The applicant states that monument signs will be used for both entrances and that all signage will meet Greenville County Sign Ordinance.

CONCLUSION:

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.

STAFF

RECOMMENDATION:

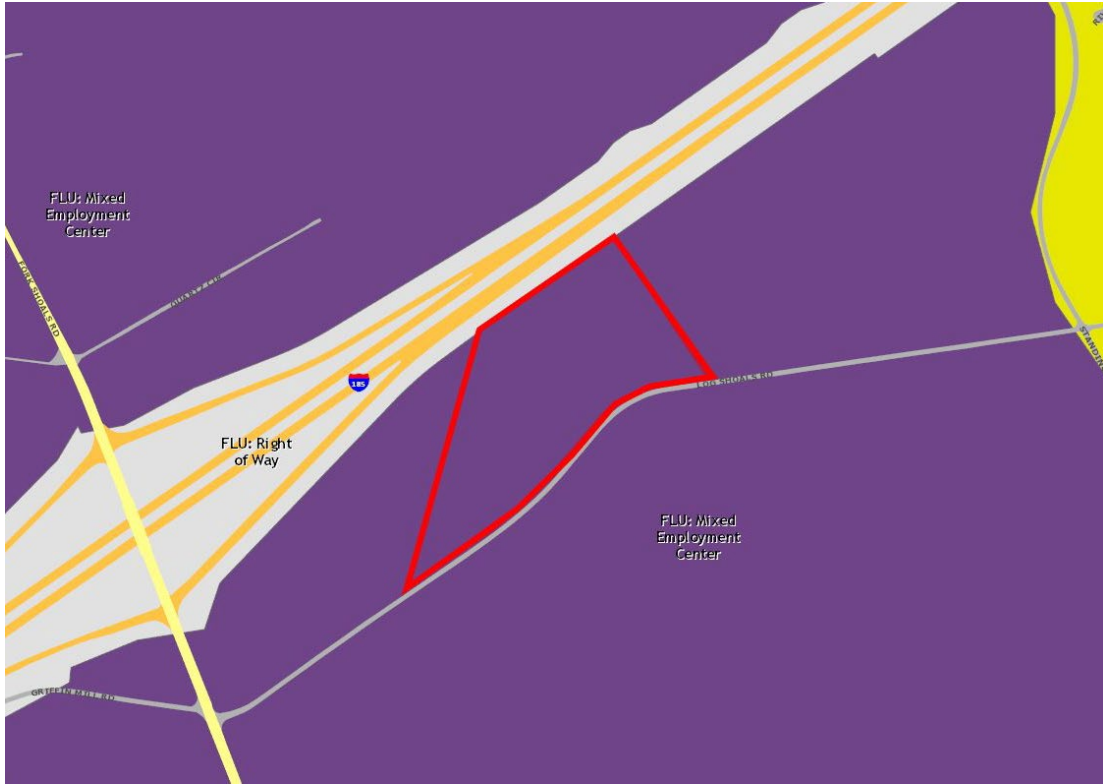
Based on these reasons, staff recommends approval of the requested rezoning to PD, Planned Development District with the aforementioned condition.



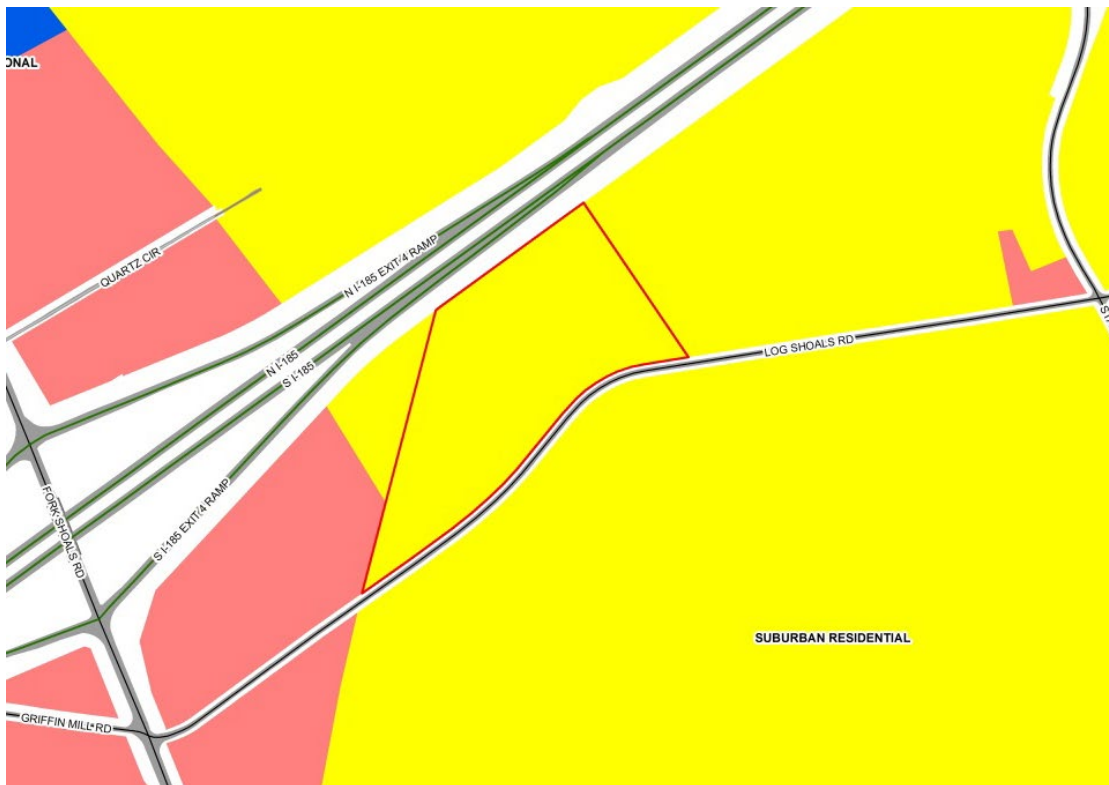
Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map