

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-062	Alvin T. Johnson of Levi Grantham Land Group, LLC for Dyrone D. Moss & J. David Monaco, as Successor Trustee of the D.P. Kropp Family Trust Griffin Mill Road, Piedmont, SC 29673 0584020100100 & 0583020103100 R-S to FRD, Flexible Review District	28	Approval with conditions	Approval with conditions		
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"> • Local builder and developer of the proposed development • Has conducted a traffic study that will include some improvements to Griffin Mill Rd. that will be extended to the traffic light <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Lives in the immediate area • Believes that the proposed development is not appropriate for the existing infrastructure • Concerned with additional impact to surrounding schools • Concerned with major traffic concerns in this area <p>2) Citizen</p> <ul style="list-style-type: none"> • Lives in the surrounding area • Concerned with the new subdivisions in the immediate area and the proposed development will cause major issues on existing infrastructure • Also shares concerns with schools being at capacity <p>List of meetings with staff: April 21, 2022</p>					<p>Petition/Letter For: None</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 Plan Greenville County Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. • Griffin Mill Road is a two lane State-maintained Collector road. Parcel 0584020100100 has approximately 562 feet of frontage along Griffin Mill Road and parcel 0583020103100 has approximately 1,093 feet of frontage along Griffin Mill Road. The property is not along a bus route and there are no sidewalks in the area. • Floodplain is present on both the eastern and western portions of the site. There are no known historic or cultural resources on the site. No schools are located within one mile of the site. • The subject parcel is zoned R-S, Residential Suburban, and includes 43.88 acres along between Griffin Mill Road. The parcel is located approximately 0.6 miles west of the intersection of Fork 					

Zoning Docket from June 20, 2022 Public Hearing

Shoals Road and Griffin Mill Road. Parcel 0584020100100 has approximately 562 feet of frontage along Griffin Mill Road and parcel 0583020103100 has approximately 1,093 feet of frontage along Griffin Mill Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.

- The applicant states that the proposed land use is single-family residential.

PROJECT INFORMATION:

The applicant is proposing 158 single-family residential units. Specifically, 101 single-family attached residential units and 57 single-family detached residential units are proposed. The site consists of two parcels and 43.88 acres.

Proposed Land Uses:

The intended use for the site is single-family residential units.

Architectural Design:

The applicant states that the buildings may include Hardiplank, brick, block/stucco, and/or wood.

Access and Parking:

The site is accessed by Griffin Mill Road. The entrances to the eastern and western portions will be aligned and east and west bound left turn lanes will be added. One parking space is proposed at the mail cluster box unit.

Landscaping and Buffering:

The applicant states that landscaping will comply with Section 12:9 of the Zoning Ordinance and Section 8:21 of the Land Development Regulations. An exterior property buffer of 25 feet will be provided. A stream buffer of 35 feet will be provided on each side of the stream bank.

Signage and Lighting:

The applicant states that all signage will comply with the Greenville County Sign Ordinance and will not exceed 20 square feet of sign copy area and 8 feet in height.

CONCLUSION and RECOMMENDATION

The subject parcel, zoned R-S, Residential Suburban District, is located along Griffin Mill Road, a two lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow for a maximum of 101 single-family attached residential units and 57 single-family detached residential units is consistent with surrounding land uses.

The development would have to meet the following conditions:

1. Provide a revised capacity request form or will-serve letter with sewer capacity for all 158 proposed units.
2. Receive approval from South Carolina Department of Transportation regarding the Traffic Impact Study.
3. 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 FRD, Flexible Review District with the aforementioned conditions.



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-2022-062

APPLICANT: Alvin T. Johnson of Levi Grantham Land Group, LLC for
Dyrone D. Moss & J. David Monaco, as Successor
Trustee of the D.P. Kropp Family Trust

PROPERTY LOCATION: Griffin Mill Road, Piedmont, SC 29673

PIN/TMS#(s): 0584020100100 & 0583020103100

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 43.88

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: Parcel 0584020100100 was originally zoned R-S in May 1971 as part of Area 2. Docket CZ-2022-014 was a request to rezone the above mentioned parcel from R-S to R-15. The request was denied by County Council in February 2022.

Parcel 0583020103100 was originally zoned R-S in November 1988 as part of Area 6. Docket CZ-2006-020 was a request to rezone the above mentioned parcel from R-S to R-15. The request was denied by County Council in May 2006.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15, R-S	Single-Family Residential
East	R-S	Single-Family Residential, Vacant
South	R-S	Single-Family Residential
West	R-15, 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* and *Suburban Mixed Use*. **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 *Service/Industrial* and *Rural 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	43.8	74 units
Requested	FRD	3.9 units/acre (15 acres) 3.5 units/acre (28.8 acres)		158 units

A successful rezoning would allow for 84 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Griffin Mill Road is a two lane State-maintained Collector road. Parcel 0584020100100 has approximately 562 feet of frontage along Griffin Mill Road and parcel 0583020103100 has approximately 1,093 feet of frontage along Griffin Mill Road. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Griffin Mill Rd.	0'	1,000	1,650 +65.0%	1,700 +3.0%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on both the eastern and western portions of the site. There are no known historic or cultural resources on the site. No schools are located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing 158 single-family residential units. Specifically, 101 single-family attached residential units and 57 single-family detached residential units are proposed. The site consists of two parcels and 43.88 acres.

Proposed Land Uses:

The intended use for the site is single-family residential units.

Architectural Design:

The applicant states that the buildings may include Hardiplank, brick, block/stucco, and/or wood.

Access and Parking:

The site is accessed by Griffin Mill Road. The entrances to the eastern and western portions will be aligned and east and west bound left turn lanes will be added. One parking space is proposed at the mail cluster box unit.

Landscaping and Buffering:

The applicant states that landscaping will comply with Section 12:9 of the Zoning Ordinance and Section 8:21 of the Land Development Regulations. An exterior property buffer of 25 feet will be provided. A stream buffer of 35 feet will be provided on each side of the stream bank.

Signage and Lighting:

The applicant states that all signage will comply with the Greenville County Sign Ordinance and will not exceed 20 square feet of sign copy

area and 8 feet in height.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban District, is located along Griffin Mill Road, a two lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow for a maximum of 101 single-family attached residential units and 57 single-family detached residential units is consistent with surrounding land uses.

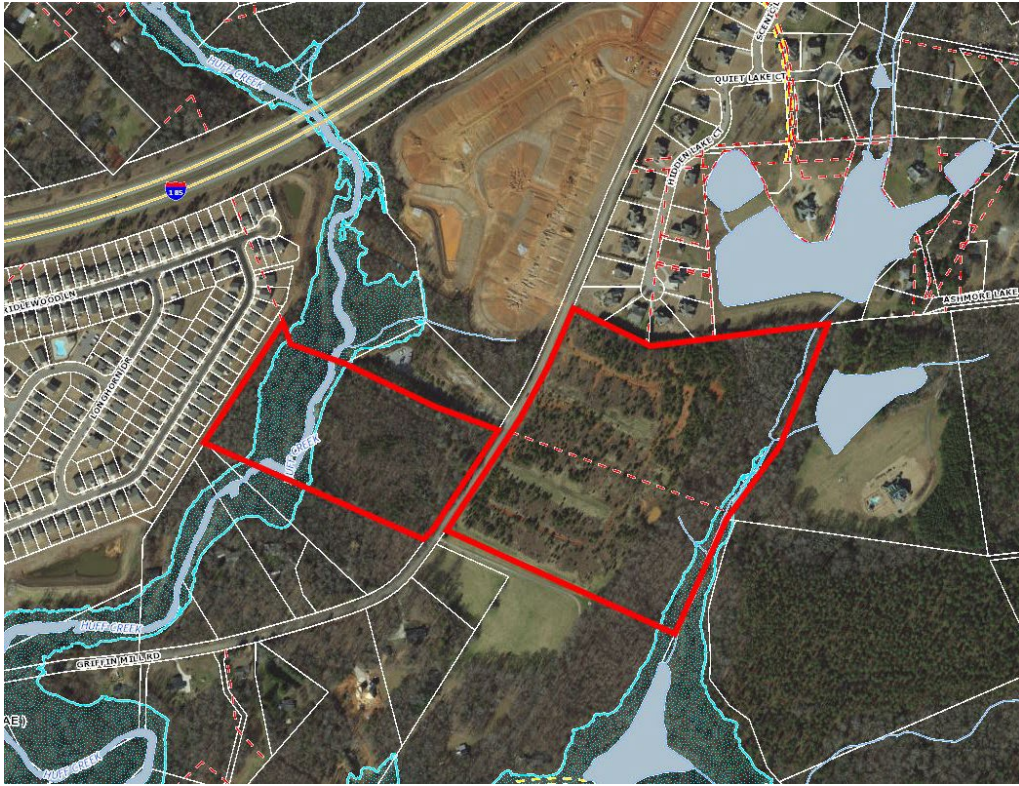
The development would have to meet the following conditions:

1. Provide a revised capacity request form or will-serve letter with sewer capacity for all 158 proposed units.
2. Receive approval from South Carolina Department of Transportation regarding the Traffic Impact Study.
3. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

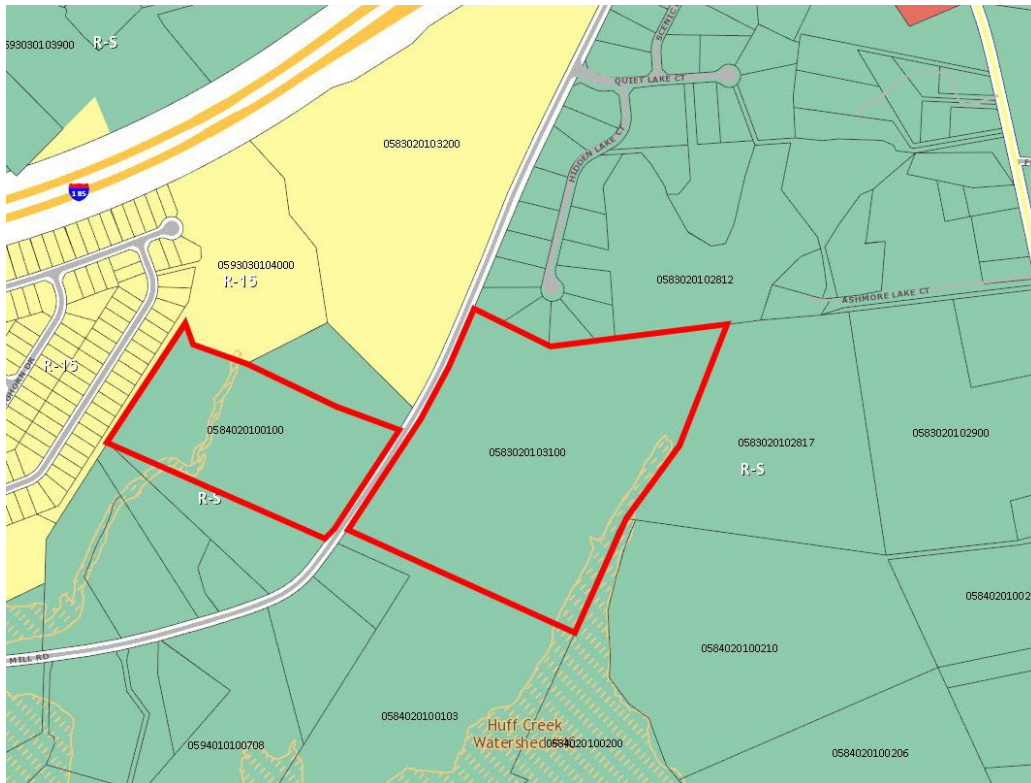
STAFF

RECOMMENDATION:

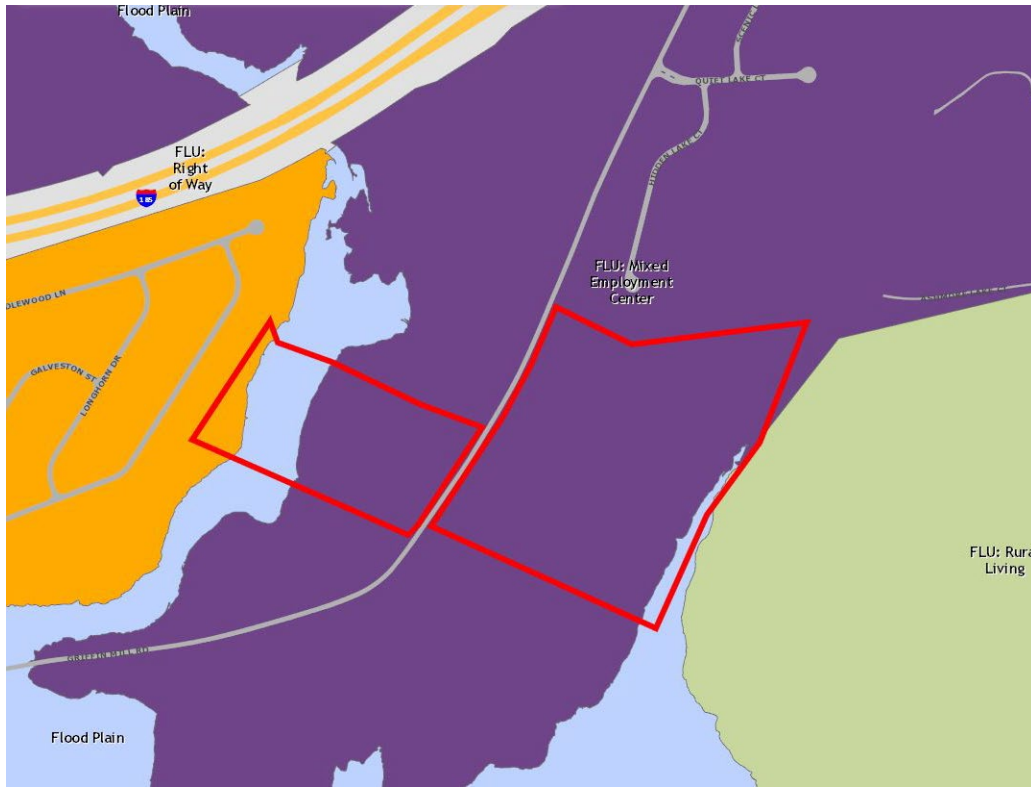
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.



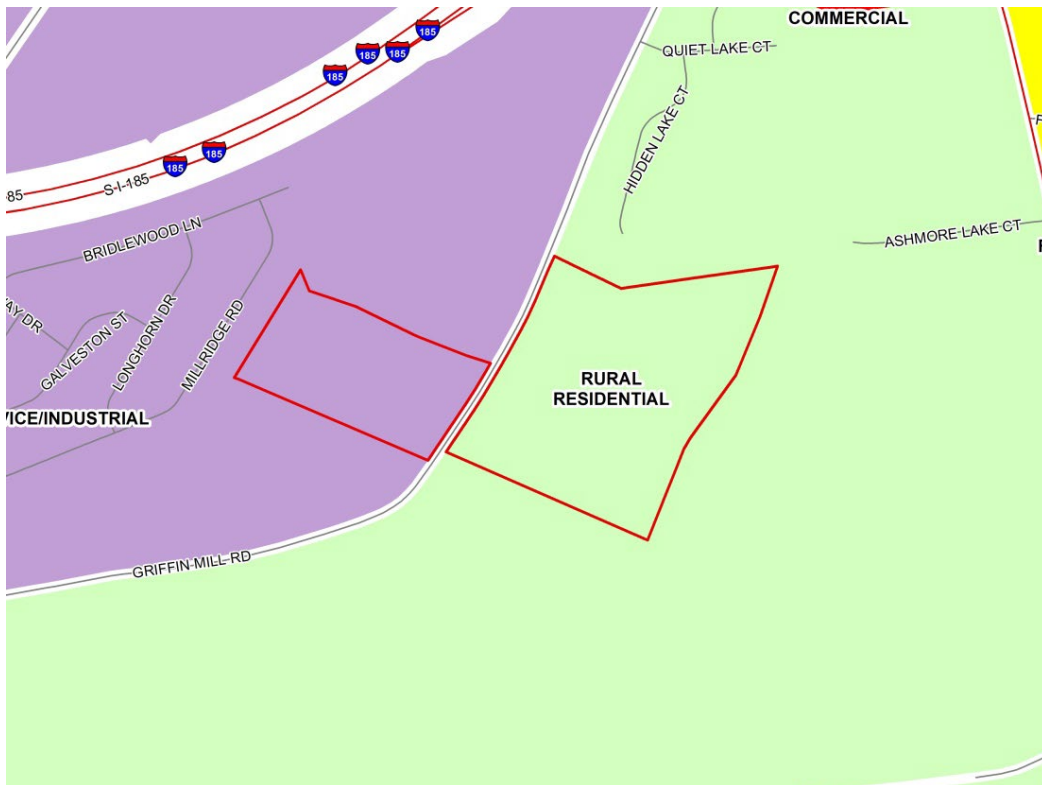
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map