

Zoning Docket from August 15, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-075	Brad Skelton of Piedmont Village Partners, LLC for Piedmont Village Partners, LLC Ridge Row St., Mill St., & Main St., Piedmont, SC 29673 0616110100101, 0616110100102, 0616110100103, 0616110100104, 0616030114000, & 0616030115100 Unzoned to R-M8, Multifamily Residential District	26	Approval	Approval 8-24-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Been working on this property for several years and are proposing to rezone to allow the development of townhomes • Working with Anderson and Greenville Counties for a pedestrian bridge • Wanting to revitalize the Piedmont ares <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</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 <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Village</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Transitional Residential, Transitional Commercial, and Service/Industrial</i>. • Main Street is a two-lane State-maintained collector road. Ridge Row Street is a two-lane County-maintained local road. Mill Street is a private drive. The subject parcels have approximately 186 feet of frontage along Main Street, approximately 506 feet of frontage along Ridge Row Street, and approximately 412 feet of frontage along Mill Street. The parcels are approximately 0.18 miles south of the intersection of Main Street and State Highway 86. The property is not along a bus route. There are no sidewalks along the subject property. • Floodplain is 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. • The applicant is requesting to rezone the property to R-M8, Multifamily Residential District. The applicant is proposing multifamily residential. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcels are unzoned and located along Main Street, a two-lane State-maintained collector road; Ridge Row Street, a two-lane County-maintained local road; and Mill Street, a private drive. Staff is of the opinion that a successful initial zoning to R-M8, Multifamily Residential is</p>					

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appropriate as it is less dense than what would be permitted in an unzoned area. Additionally, the requested initial zoning is compatible with the Plan Greenville County Comprehensive Plan and would not have an adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the requested initial zoning to R-M8, Multifamily Residential.



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 II

RE: CZ-2022-075

APPLICANT: Brad Skelton of Piedmont Village Partners, LLC for
Piedmont Village Partners, LLC

PROPERTY LOCATION: Ridge Row St., Mill St., & Main St., Piedmont, SC 29673

PIN/TMS#(s): 0616110100101, 0616110100102, 0616110100103,
0616110100104, 0616030114000, & 0616030115100

EXISTING ZONING: Unzoned

REQUESTED ZONING: R-M8, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential

ACREAGE: 12.951

COUNCIL DISTRICT: 26 - Ballard

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

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	Unzoned	Restaurant, Community Center
East	Unzoned	Single-Family Residential, Vacant
South	Anderson County	Saluda River
West	Anderson County	Saluda River

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 *Rural Village*. **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 *Transitional Residential, Transitional Commercial, and Service/Industrial*.

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	12.951	259 units
Requested	R-M8	8 units/acre		103 units

A successful rezoning would allow for 156 fewer dwelling units than is allowed under the current land development regulations.

ROADS AND TRAFFIC:

Main Street is a two-lane State-maintained collector road. Ridge Row Street is a two-lane County-maintained local road. Mill Street is a private drive. The subject parcels have approximately 186 feet of frontage along Main Street, approximately 506 feet of frontage along Ridge Row Street, and approximately 412 feet of frontage along Mill Street. The parcels are approximately 0.18 miles south of the intersection of Main Street and State Highway 86. The property is not along a bus route. There are no sidewalks along the subject property.

There are no traffic counts in the area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is 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:

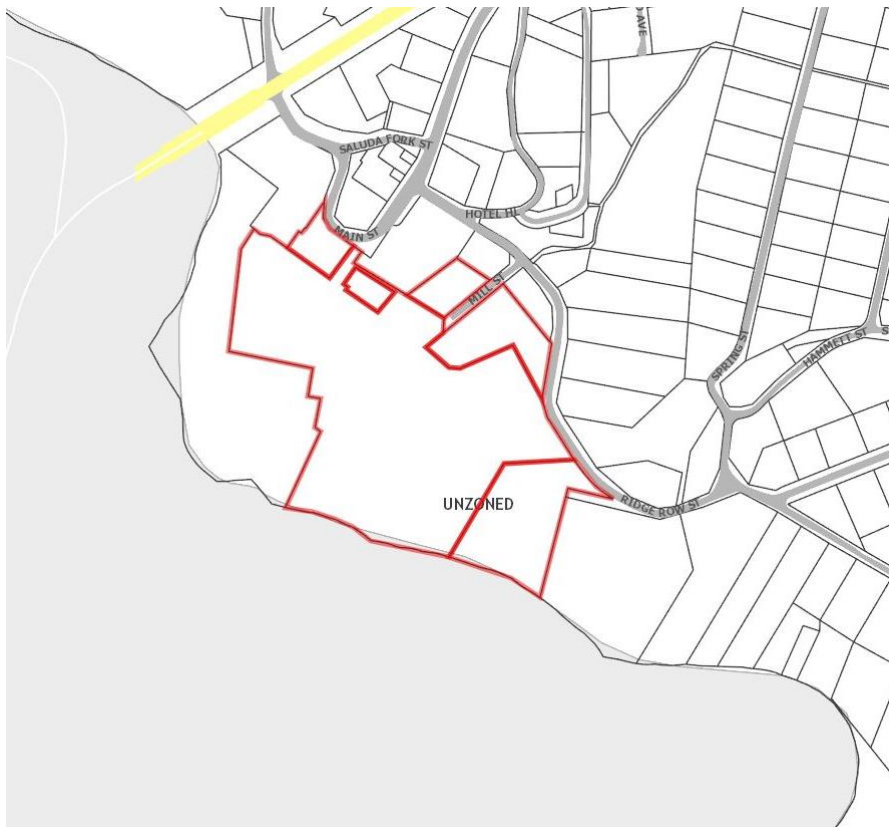
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STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested initial zoning to R-M8, Multifamily Residential.



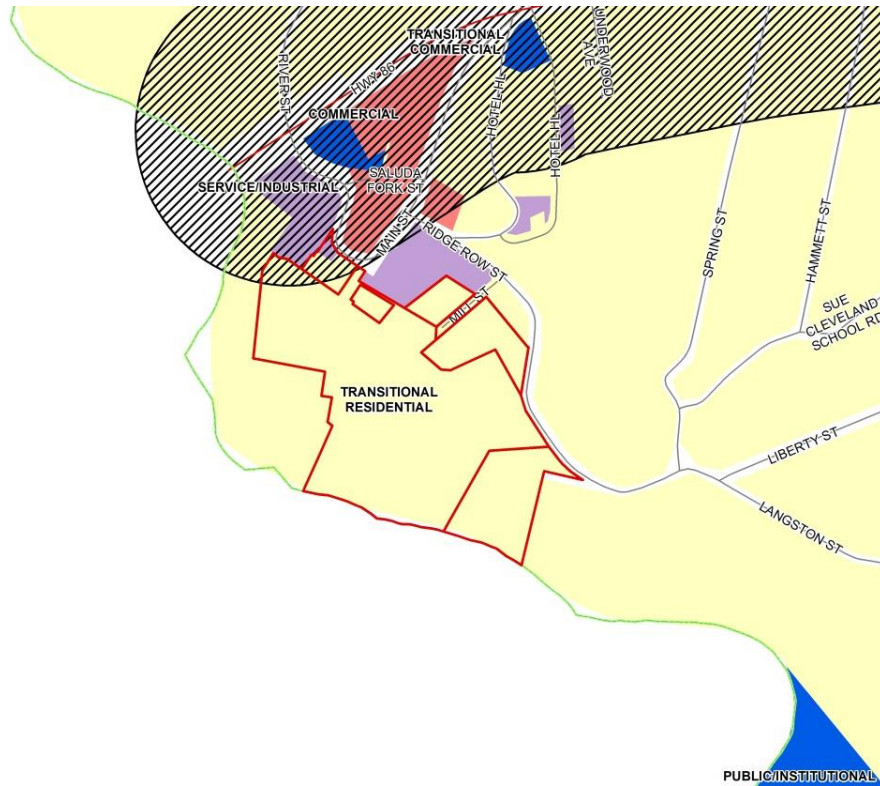
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map