

**Zoning Docket from August 15, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-074	Chad Carson of Divine Group for Ann K. Bowling, as Successor Trustee of the Grace H. Kleinschmidt Irrevocable Trust Augusta Rd. & W. Georgia Rd., Piedmont, SC 29673 0602020102000 R-R1, Rural Residential District to C-3, Commercial District	25	Approval	Approval 8-24-22	Held 9-19-22  Held 10-3-22  Held for 3 months 2/6/23  Approval 4/3/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Would like to put a mixed-use commercial development on this parcel</li> <li>• The property is situated on two main arterial roads</li> <li>• Working on obtaining sewer</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Property has been in the family for 50 years and the current property owner believes that this parcel could be better used as commercial and not residential</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated primarily as <i>Rural Corridor</i> with a portion designated as <i>Suburban Mixed Use</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Transitional Residential</i> and <i>Transitional Commercial</i>.</li> <li>• Augusta Road is a five-lane State-maintained arterial road. The parcel has approximately 823 feet of frontage along Augusta Road. W. Georgia Road is a two to three-lane State-maintained collector road. The parcel has approximately 863 feet of frontage along W. Georgia Road. The parcel is adjacent to the intersection of Augusta Road and W. Georgia Road. The property is not along a bus route and there are no sidewalks.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Woodmont Middle School and Sue Cleveland Elementary School are within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing commercial use.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel zoned R-R1, Rural Residential, is located along Augusta Road, a five-lane State-maintained arterial road, and W. Georgia Road, a two to three-lane State-maintained collector road.</p>					

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The Plan Greenville County Comprehensive Plan designates the parcel primarily as *Rural Corridor* with a portion designated as *Suburban Mixed Use*. Additionally, the South Greenville Area Plan designates the parcel as *Transitional Residential* and *Transitional Commercial*. Staff is of the opinion that the requested rezoning aligns with existing plans and permits uses that are compatible with the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.