

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 | |
| 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"> • Would like to put a mixed-use commercial development on this parcel • The property is situated on two main arterial roads • Working on obtaining sewer 2) Citizen <ul style="list-style-type: none"> • 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 <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</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 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>. • 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. • 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. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing commercial use. <p>CONCLUSION and RECOMMENDATION</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. The <u>Plan Greenville County</u> Comprehensive Plan designates the parcel primarily as <i>Rural Corridor</i> with a portion designated as <i>Suburban Mixed Use</i>. Additionally, the <u>South Greenville Area Plan</u> designates the parcel as <i>Transitional Residential</i> and <i>Transitional Commercial</i>. Staff is of the opinion</p> | | | | | |

Zoning Docket from August 15, 2022 Public Hearing

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.



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: Joshua Henderson, Zoning Administrator

RE: CZ-2022-074

APPLICANT: Chad Carson of Divine Group for Ann K. Bowling, as
Successor Trustee of the Grace H. Kleinschmidt
Irrevocable Trust

PROPERTY LOCATION: Augusta Rd. & W. Georgia Rd., Piedmont, SC 29673

PIN/TMS#(s): 0602020102000

EXISTING ZONING: R-R1, Rural Residential District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Commercial

ACREAGE: 10.2

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This property was originally zoned R-R1, Rural Residential in August 2000 as a part of Area 14. There have been no previous rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|-----------|---|
| North | C-3 | Commercial, Outdoor Storage |
| East | C-3, R-R1 | Single-Family Residential, Vacant |
| South | R-R1 | Single-Family Residential |
| West | Unzoned | Recycling Facility, Single-Family Residential |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Not currently available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated primarily as *Rural Corridor* with a portion designated as *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 *Transitional Residential* and *Transitional Commercial*. **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-R1 | 1 units/acre | 10.2 | 10 |
| Requested | C-3 | 16 units/acre | | 163 |

A successful rezoning would allow for 153 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

| Location of Traffic Count | Distance to Site | 2013 | 2016 | 2019 |
|---------------------------|------------------|--------|------------------|----------------|
| Augusta Road | 0.4 Miles N | 14,000 | 18,100 +29.3% | 18,100 +0% |
| W. Georgia Road | 0.4 Miles E | 1,000 | 1,050 +5.0% | 1,100 +4.8% |

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

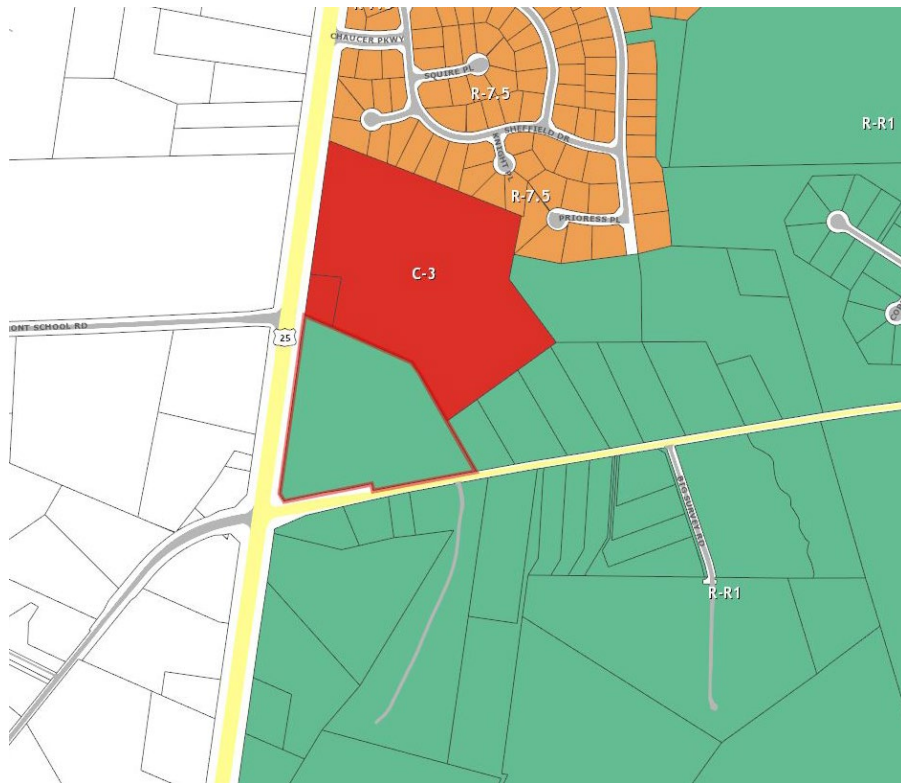
The subject parcel zoned R-R1, Rural Residential, is located along Augusta Road, a five-lane State-maintained arterial road, and W. Georgia Road, a two to three-lane State-maintained collector road. The Plan Greenville County Comprehensive Plan designates the parcel primarily as *Rural Corridor* with 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.

STAFF RECOMMENDATION:

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



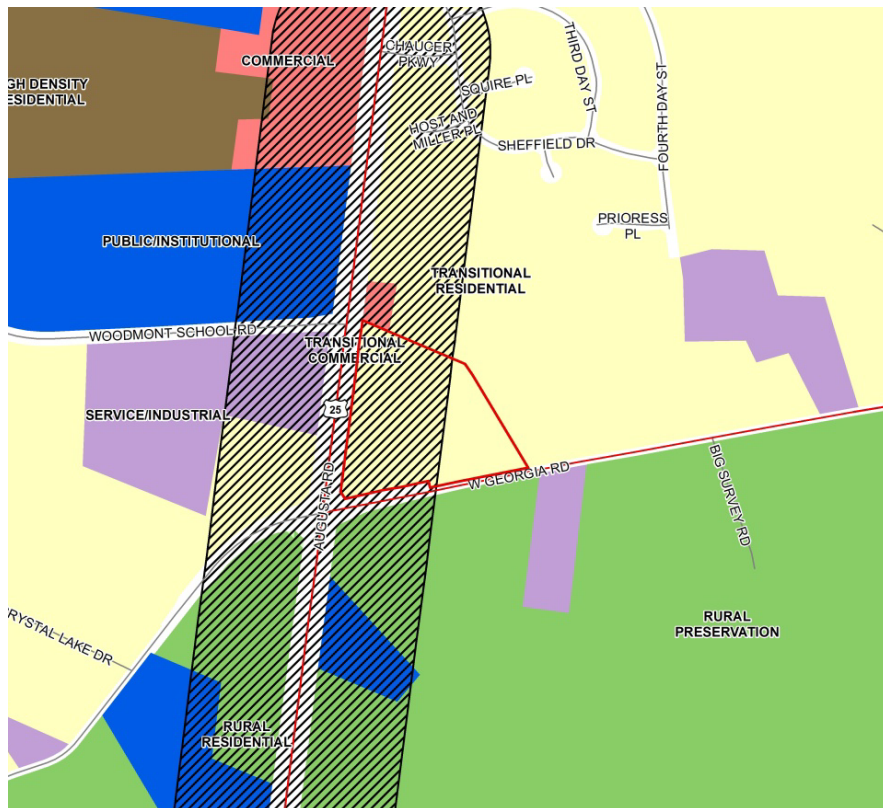
Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map