Zoning Docket from January 8th, 2024 Public Hearing

	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-001 A: DC A: PC R: R: CZ-2024-001	O. Kevin Tumblin of Freeland & Associates, Inc. for Amity Road, LC Old Augusta Rd. Ext. & Moon Acres Rd., Piedmont, SC 29673 Portion of 0593040102915 R-M20, Multifamily Residential District to S-1, Services District	25	Approval	Approval 1/24/24	Approval 2/5/24	
Comments Ja	Some of the general comments made by Speakers at the Public Hearing on January 8, 2024 were: Speakers For: 1. Applicant • Would like to rezone the portion to match the remaining parcel's zoning district. Speakers Against: None					Petition/Letter For: Against:
C	 List of meetings with staff: N/A Below are the facts pertaining to this docket: The subject property consists of approximately .98 acres. The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Mixed Employment Center. The subject property is part of the South Greenville Area Plan, where it is designated as Commercial. Old Augusta Road Extension is two-lane, State-maintained arterial road. The portion of the parcel has approximately 194 feet of frontage along Old Augusta Road Extension. Moon Acres Road is a two to three-lane County-maintained local road. The portion of the parcel has no frontage along Moon Acres Road. The parcel is approximately 0.05 miles east of the intersection of Augusta Road (HWY 25) & J Walter Moon Blvd. The property is not along a bus route. There are no sidewalks in the area. Floodplain is not present on the site; however, the parcel contains a drainage feature or blue line and any development should be constructed with mitigation in mind. There are no known historic or cultural resources on the site. There are no schools located within one miles of the site. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a commercial development. CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-M20, Multifamily Residential District, is located along Old Augusta Road Extension, a two-lane, State-maintained local road & Moon Acres Road, a two-to-three lane, County- 					

Mixed Employment Center and the South Greenville Area Plan, which designates the parcel as

Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services

Commercial.

District.