

Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-001	D. Kevin Tumblin of Freeland & Associates, Inc. for Amity Road, LLC 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			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 8, 2024 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 rezone the portion to match the remaining parcel's zoning district. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • 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. <p>CONCLUSION and RECOMMENDATION:</p> <p>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-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as Mixed Employment Center and the South Greenville Area Plan, which designates the parcel as Commercial.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.</p>					



Greenville County Planning Division
Department of Zoning Administration
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2024-001

APPLICANT: D. Kevin Tumblin of Freeland & Associates, Inc. for
Amity Road, LLC

PROPERTY LOCATION: Old Augusta Rd. Ext. & Moon Acres Rd., Piedmont, SC
29673

PIN/TMS#(s): Portion of 0593040102915

EXISTING ZONING: R-M20, Multifamily Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Commercial Development

ACREAGE: .98

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The subject parcel was originally split-zoned R-M, Multifamily Residential District & S-1, Services District in May 1971 as part of Area 2. Previously, Docket 2022-022 requested rezoning from S-1, Services District to R-M20, Multifamily Residential District, on a portion of the parcel, this request was denied by County Council April 19th 2022. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 & R-M20	Vacant Land & Residential
East	I-1	Industrial
South	S-1	Vacant Land
West	C-2	Retail

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*. **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 *Commercial*. **Please refer to the Future Land Use Map at the end of the document. **

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-M20	5.8 units/acre	.98	5 units
Requested	S-1	N/A		0 units

A successful rezoning would allow for 5 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Augusta Road Extension is two-lane, State-maintained local 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.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

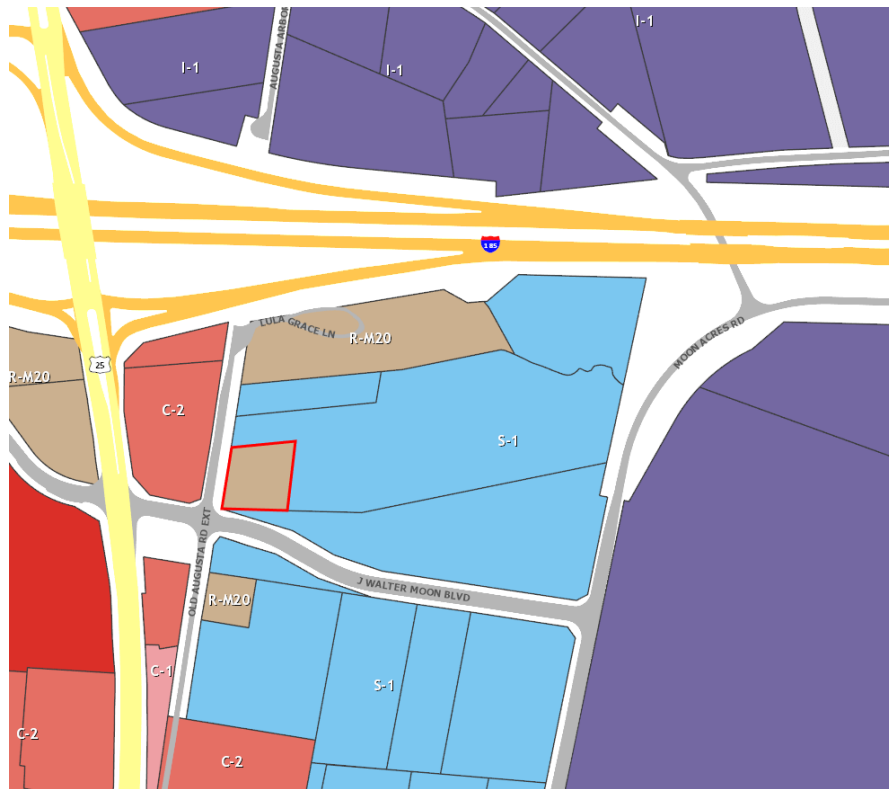
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STAFF RECOMMENDATION:

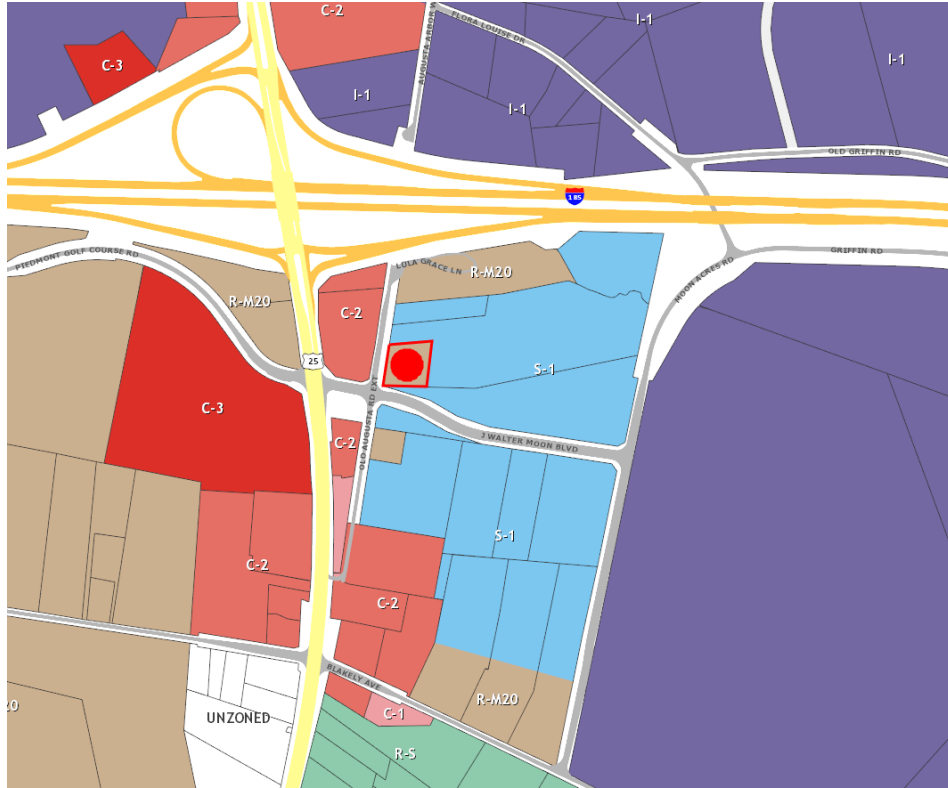
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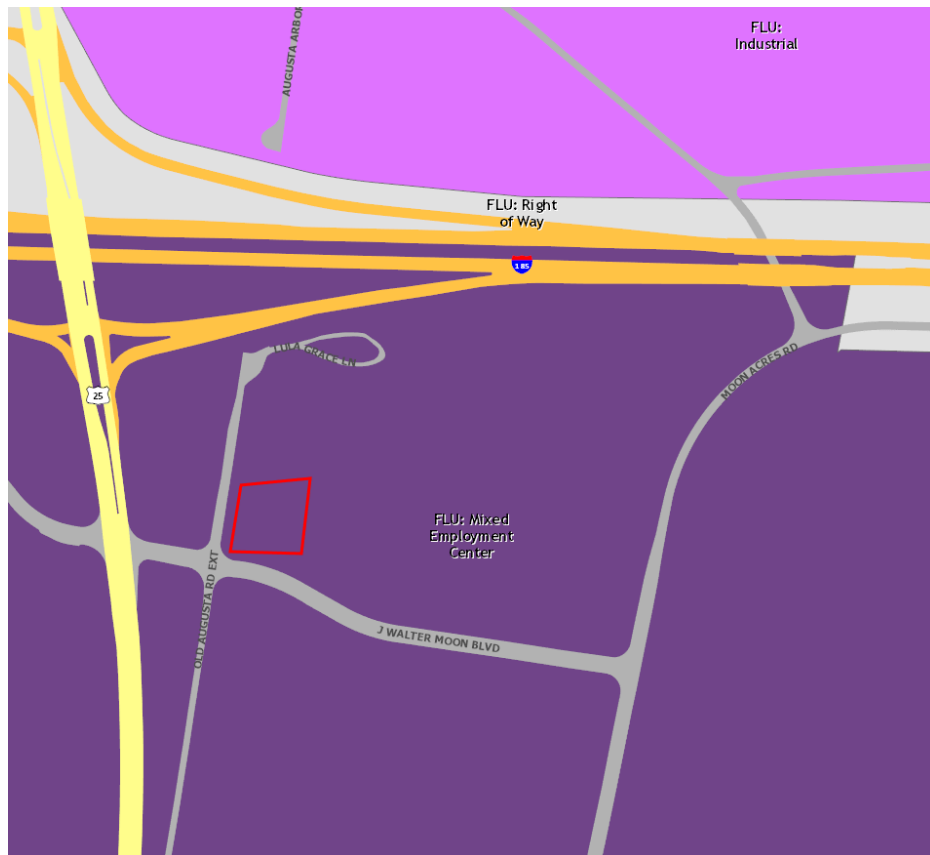
Aerial Photography, 2023



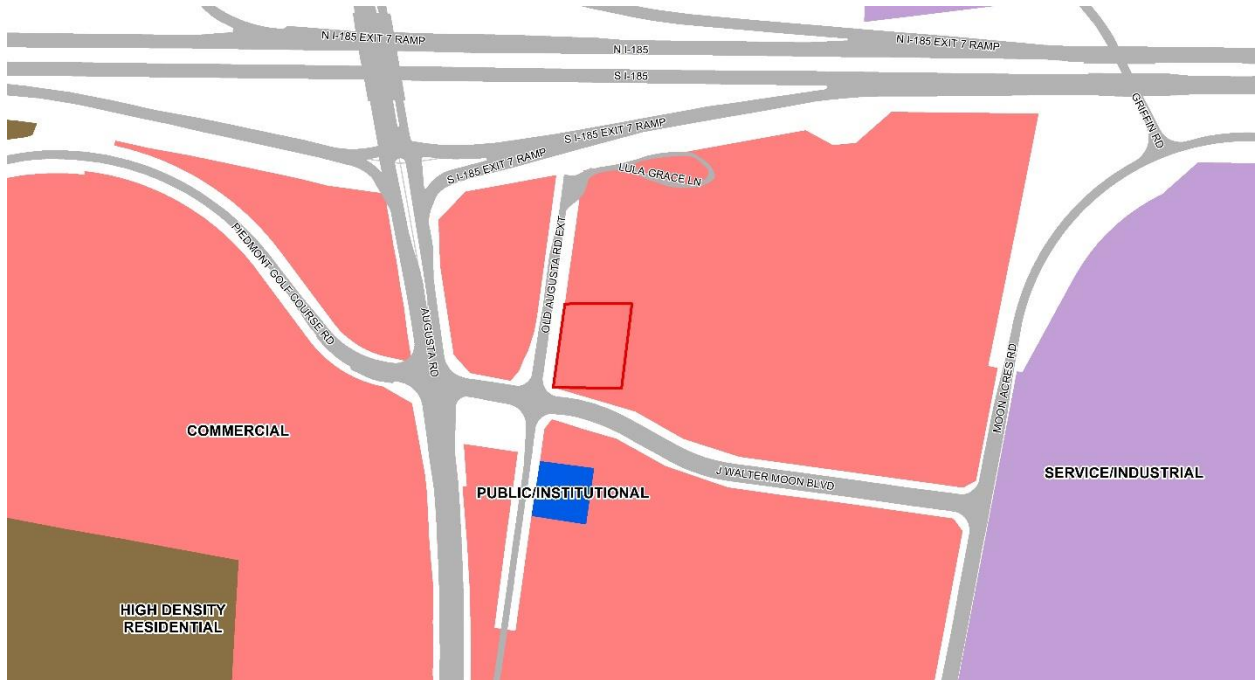
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map