Zoning Docket from January 8th, 2024 Public Hearing

Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
D. Kevin Tumblin of Freeland & Associates, Inc. for Amity Road, LC DId Augusta Rd. Ext. & Moon Acres Rd., Piedmont, SC 29673 Portion of 0593040102915 R-M20, Multifamily Residential District to S-1, Services District	25	Approval			
 <u>Speakers For:</u> 1. Applicant Would like to rezone the portion to match the remaining 			Petition/Letter For: Against:		
 The subject property consi The subject property is particular designated as Mixed Emergenville Area Plan, where Old Augusta Road Extension parcel has approximately Acres Road is a two to three no frontage along Moon intersection of Augusta Road bus route. There are no side Floodplain is not present on line and any development known historic or cultural miles of the site. The applicant is requesting proposing a commercial descent parcel, zoned R-M20, Extension, a two-lane, State-maint maintained local road. Staff is of the proposition of the site of the site of the site of the site of the site. 	ists of app art of the poloymen re it is des on is two 194 fee ee-lane Co Acres Ro bad (HW' dewalks in on the site at should I resource g to rezo evelopme TION: Multifam cained loo noville Cout	Plan Green Plan Green t Center. T signated as C plane, State- t of frontage ounty-mainta oad. The par Y 25) & J Wa n the area. e; however, t be construct es on the sit one the propert. h Greenville	ville County of he subject commercial. -maintained a along Old ained local ro- rcel is appro- alter Moon B the parcel co- cted with mi- te. There are erty to S-1, S al District, is oon Acres Ro- sessful rezoni hensive Plan, Area Plan,	property is arterial road Augusta Roa ad. The port ximately 0.0 lvd. The pro ntains a drai itigation in r e no schools Services Distr located alor ad, a two-to ng to S-1, Se , which desig	part of the South . The portion of the ad Extension. Moon ion of the parcel has 5 miles east of the perty is not along a nage feature or blue mind. There are no located within one rict. The applicant is ag Old Augusta Road -three lane, County- rvices District would gnates the parcel as nates the parcel as
	. Kevin Tumblin of Freeland & ssociates, Inc. for Amity Road, _C Id Augusta Rd. Ext. & Moon cres Rd., Piedmont, SC 29673 ortion of 0593040102915 -M20, Multifamily Residential istrict to S-1, Services District one of the general comments m anuary 8, 2024 were: <u>beakers For:</u> 1. Applicant • Would like to rezo parcel's zoning dis <u>beakers Against:</u> one st of meetings with staff: N/A elow are the facts pertaining to the • The subject property consis • The subject property is partice designated as Mixed Emission Greenville Area Plan, wher • Old Augusta Road Extensis parcel has approximately Acres Road is a two to three no frontage along Moon intersection of Augusta Ro bus route. There are no sic • Floodplain is not present of line and any development known historic or cultura miles of the site. • The applicant is requestin proposing a commercial de ONCLUSION and RECOMMENDA the subject parcel, zoned R-M20, xtension, a two-lane, State-maint haintained local road. Staff is of the e consistent with the Plan Green lixed Employment Center and to ommercial.	. Kevin Tumblin of Freeland & . Kevin Tumblin of Freeland & ssociates, Inc. for Amity Road, .C Id Augusta Rd. Ext. & Moon cres Rd., Piedmont, SC 29673 ortion of 0593040102915 -M20, Multifamily Residential istrict to S-1, Services District ome of the general comments made by Spanuary 8, 2024 were: peakers For: 1. Applicant • Would like to rezone the poparcel's zoning district. peakers Against: one st of meetings with staff: N/A elow are the facts pertaining to this dock • The subject property consists of apple • The subject property is part of the designated as Mixed Employmer Greenville Area Plan, where it is dest • Old Augusta Road Extension is two parcel has approximately 194 feet Acres Road is a two to three-lane Come no frontage along Moon Acres Road intersection of Augusta Road (HW) bus route. There are no sidewalks in • Floodplain is not present on the sitted ine and any development should known historic or cultural resource miles of the site. • The applicant is requesting to rezon proposing a commercial development • Ploodplain is not present on the sitted line and any development should known historic or cultural resourcom miles of the site.	Image: Construct of the subject property is part of the subject property is part of the subject property is part of the plan Green ville Area Plan, where it is designated as Construct of Augusta Rod Extension is two-lane, State-parcel has approximately 194 feet of frontage Acres Road is a two to three-lane County-maintano frontage along Moon Acres Road. The parcel has approximately 194 feet of frontage Acres Road is a two to three-lane County-maintano frontage along Moon Acres Road. The parcel has approximately 194 feet of frontage Acres Road is a two to three-lane County-maintano frontage along Moon Acres Road. The parcel has approximately 194 feet of frontage Acres Road is a two to three-lane County-maintano frontage along Moon Acres Road. The partification of Augusta Road (HWY 25) & J Wabus route. There are no sidewalks in the area. Floodplain is not present on the site; however, the and any development should be construction of Augusta Road CHWY 25) & J Wabus route. There are no sidewalks in the area. Floodplain is not present on the site; however, the applicant is requesting to rezone the property is part of the parcel has approximately 194 feet of frontage Acres Road is a two to three-lane County-maintano frontage along Moon Acres Road. The part intersection of Augusta Road (HWY 25) & J Wabus route. There are no sidewalks in the area. Floodplain is not present on the site; however, the applicant is requesting to rezone the property proposing a commercial development. ONCLUSION and RECOMMENDATION: he subject parcel, zoned R-M20, Multifamily Residentia for enville County Compred itsed Employment Center and the South Greenville onter cial.	DIST. REC. REC. . Kevin Tumblin of Freeland & ssociates, Inc. for Amity Road, .C. 25 Approval Id Augusta Rd. Ext. & Moon cres Rd., Piedmont, SC 29673 ortion of 0593040102915 25 Approval -M20, Multifamily Residential istrict to S-1, Services District 25 Approval pme of the general comments made by Speakers at the Public Heating and the staffs. 26 pmeakers For: 1. Applicant • • Would like to rezone the portion to match the remain parcel's zoning district. peakers Against: one • one • The subject property consists of approximately .98 acres. • The subject property consists of approximately .98 acres. • The subject property consists of approximately .98 acres. • The subject property consists of approximately .98 acres. • The subject property consists of approximately .98 acres. • The subject property consists of approximately .98 acres. • The subject property is part of the Plan Greenville County of designated as Mixed Employment Center. The subject Greenville Area Plan, where it is designated as Commercial. • Old Augusta Road Extension is two-lane, State-maintained local roa no fontage along Moon Acres Road. The parcel is approxin	DISI. REC. REC. REC. REC. . Kevin Tumblin of Freeland & Sociates, Inc. for Amity Road, .C. 25 Approval Approval Id Augusta Rd. Ext. & Moon cres Rd, Piedmont, SC 29673 25 Approval Approval M20, Multifamily Residential istrict to S-1, Services District 25 Approval Approval Dome of the general comments made by Speakers at the Public Hearing on nnuary 8, 2024 were: peakers For: 1. Applicant • Would like to rezone the portion to match the remaining parcel's zoning district. Deekers Against: one st of meetings with staff: N/A = = = = elow 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 Comprehens designated as Mixed Employment Center. The subject property is Greenville Area Plan, where it is designated as Commercial. • Old Augusta Road Extension is two-lane, State-maintained arterial road parcel has approximately 194 feet of frontage along Old Augusta Roa Acres Road is a two to three-lane County-maintained local road. The port no frontage along Moon Acres Road. The parcel is approximately 0.00 intersection of Augusta Road (HWY 25) & J Walter Moon Blvd. The pro bus route. There are no sidewalks in the area. • Floodplain is not present on the site; however, the parcel contains a drai line and any development should be constructed



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite-3200 Greenville, SC 29601 Office: 864.467.7425

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
<u>PLAN GREENVILLE</u> <u>COUNTY</u> CONFORMANCE:	The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment</i> <i>Center.</i> **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 <u>South Greenville Area Plan</u> , where it is designated as <i>Commercial</i> . **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	0.9	5 units
Requested	S-1	N/A	.98	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.

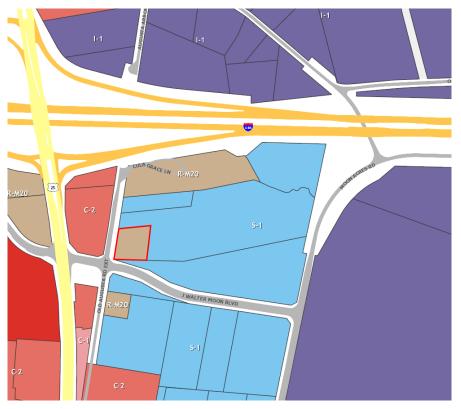
COLIONALAND	
ENVIRONMENTAL:	Floodplain is not present on the site; however, the parcel contains a drainage feature or blue line and any development should be constructed with mitigation in mind. There are no known historic or cultural resources on the site. There are no schools located within one miles of the site.
CONCLUSION:	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 <u>Plan Greenville County</u> Comprehensive Plan, which designates the parcel as *Mixed Employment Center* and the <u>South Greenville Area Plan</u>, which designates the parcel as *Commercial*. **STAFF**

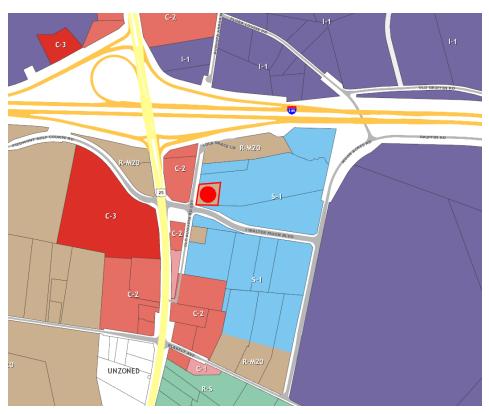
RECOMMENDATION: Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.



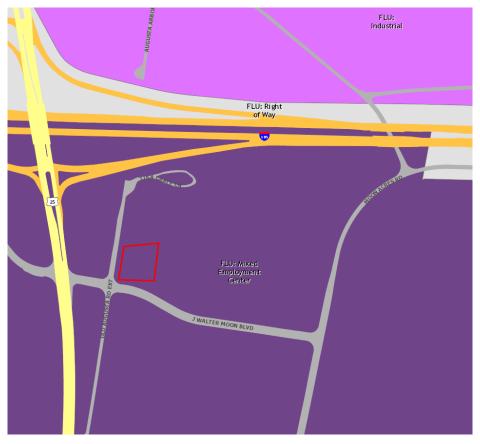
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map