

Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-007	Kelly McGuinn of Levi-Grantham Land Group for J. David Monaco, as Successor Trustee of the D.P. Kropp Family Trust Griffin Mill Rd., Piedmont, SC 29673 0583020103100 R-S, Residential Suburban District to R-15, Single-Family Residential District	28	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"> • Civil Engineer representing the applicant • This property was recently requested to rezone to FRD • Would like to develop a single-family detached development <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • President of the Ashmore Lakes HOA on Griffin Mill Rd. • Within a three mile radius of the subject parcel, and there are 15 new subdivisions under construction currently. Taking these 15 subdivisions, and the proposed development, there is 1500 new homes coming to this area • Concerned with existing infrastructure in this area • Existing roads are in disrepair and need to be fixed • Crime in this area has increased • Not opposed to development of this parcel, but would like to see infrastructure increased and repaired 2. Citizen <ul style="list-style-type: none"> • Concerned with traffic and safety in this area • Would rather see this property developed under its current zoning • This area has wildlife that is wished to remain 3. Citizen <ul style="list-style-type: none"> • Concerned with the traffic that the additional homes will bring to the area • Griffin Mill Rd. is unsafe <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against: Email – 1</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 28.82 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Residential</i>. • Griffin Mill road is a two-lane State-maintained collector road. The parcel has approximately 					

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1,020 feet of frontage along Griffin Mill Road. The parcel is approximately 0.6 miles southwest of the intersection of Griffin Mill Road and Fork Shoals Road. The property is not along a bus route and there are no sidewalks in the immediate area.

- Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site.
- The applicant is requesting to rezone the property to R-15, Single-Family Residential District. The applicant is proposing a single-family detached residential development.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-S, Residential Suburban District is located along Griffin Mill Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential District would be consistent with other approved rezoning requests along Griffin Mill Road. The potential residential density of 2.9 units per acre would be less than what is called for under the comprehensive plan designation of *Mixed Employment Center (3-8 units/acre)*, and only slightly above what is called for under the South Greenville Area Plan designation of *Rural Residential (1-2 units/acre)*.

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-family Residential District.



Greenville County Planning Division
Department of Zoning Administration
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Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-007

APPLICANT: Kelly McGuinn of Levi-Grantham Land Group for J. David Monaco, as Successor Trustee of the D.P. Kropp Family Trust

PROPERTY LOCATION: Griffin Mill Rd., Piedmont, SC 29673

PIN/TMS#(s): 0583020103100

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-15, Single-family Residential District

PROPOSED LAND USE: Single-family Detached Residential Development

ACREAGE: 28.82

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban District in November, 1988 as part of Area 6. Previous Docket CZ-2006-020 to rezone the property from R-S, Residential Suburban District to R-15, Single-family Residential District was denied. Docket CZ-2022-021 to rezone the property from R-S to R-15 was withdrawn. Docket CZ-2022-062 to rezone the property from R-S to FRD, Flexible Review District to create a single-family residential development was also denied. There have been no other rezoning requests for the parcel.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S	Single-Family Residential, Vacant Land
South	R-S	Single-Family Residential
West	R-S, R-15	Single-Family Residential, Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is accessible

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 *Rural Residential*.

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-S	1.7 units/acre	28.82	48 units
Requested	R-15	2.9 units/acre		83 units

A successful rezoning would allow for 35 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Griffin Mill road is a two-lane State-maintained collector road. The parcel has approximately 1,020 feet of frontage along Griffin Mill Road. The parcel is approximately 0.6 miles southwest of the intersection of Griffin Mill Road and Fork Shoals Road. The property is not along a bus

route and there are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2018	2019	2021
Griffin Mill Road	0'	1,750	1,700 -2.9%	1,250 -26.5

CULTURAL AND ENVIRONMENTAL:

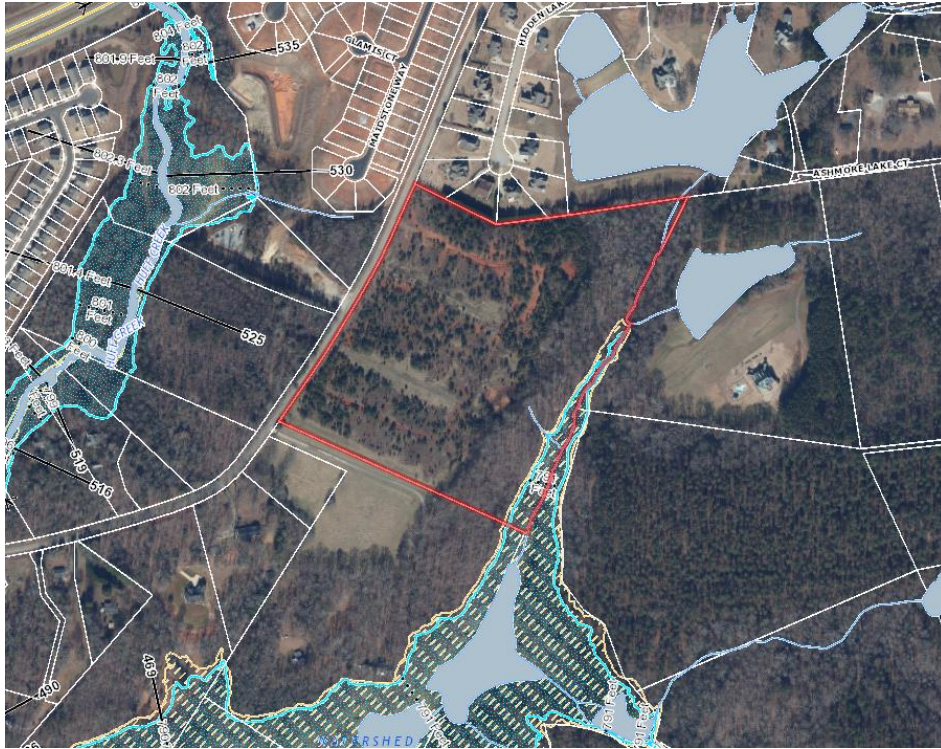
Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site.

CONCLUSION:

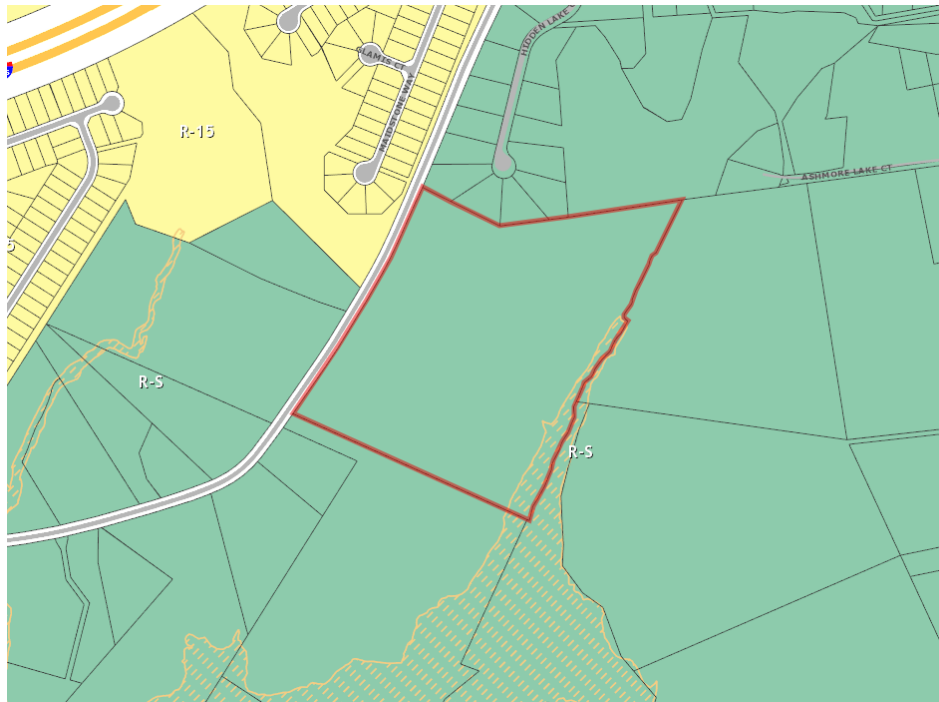
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STAFF RECOMMENDATION:

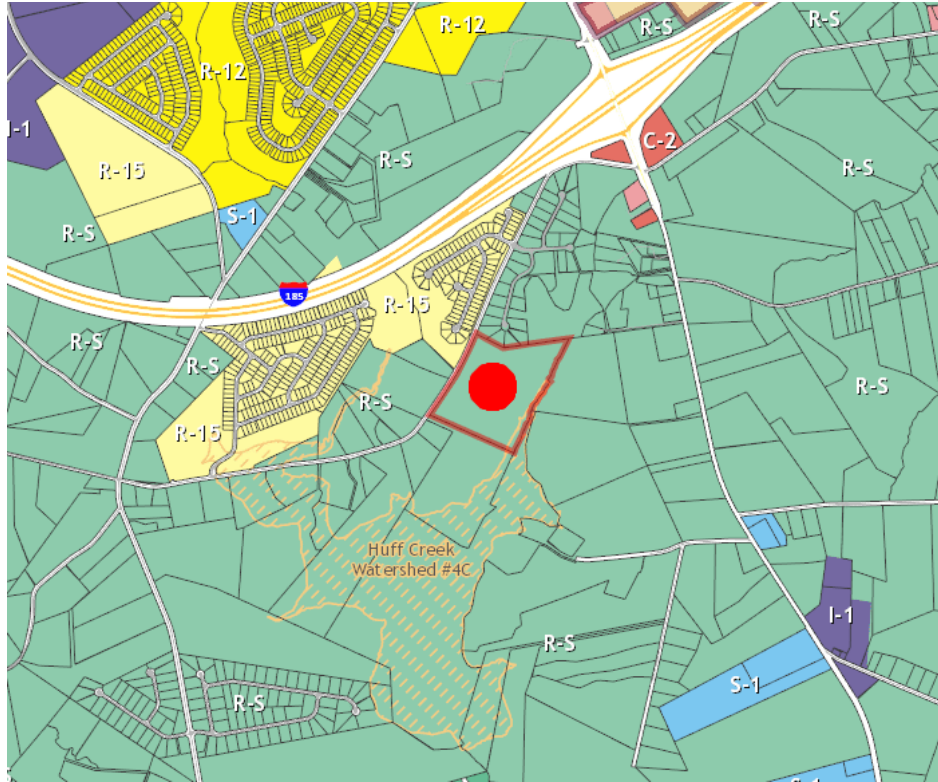
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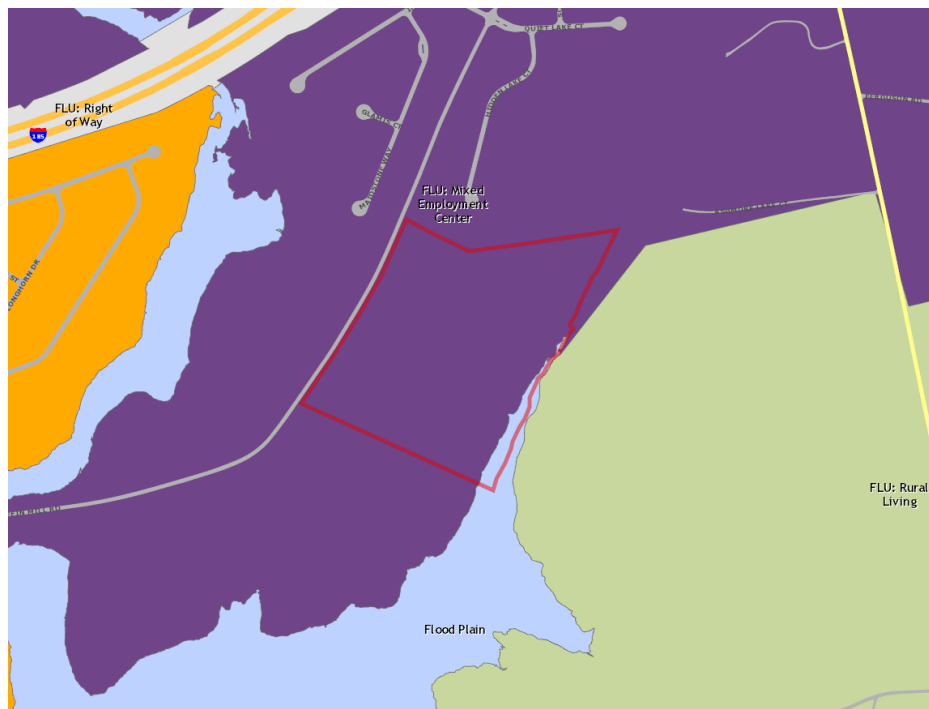
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map