

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-27	Brian James Seppala for Ambria Properties, LLC Piedmont Golf Course Road 0409000100100 R-S, Residential Suburban to R-M20, Multifamily Residential	26	Approval	Approval 4-29-20	Approval 5-4-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u>                      1) Applicant</p> <ul style="list-style-type: none"> <li>Will use 5 acres of the site for multi-family; will be 3-story project with 1 – 3 bedroom apartments; sewer “should be available”</li> </ul> <p><u>Speakers Against:</u>                      None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b>                      None</p> <p><b>Against:</b>                      1 - Letter</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed-use</i> and <i>Mixed Employment Center</i>. Additionally, the property is also within the <u>South Greenville Area Plan</u> where it is designated as <i>High Density Residential</i>. Floodplain is not present on the site. There are no known significant or cultural resources on this site; however, much of the site is significantly wooded. There are no schools located nearby. Additionally, the property is not along a bus route, nor are there any sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned R-S, Residential Suburban is 9.07 acres of property located on Piedmont Golf Course Road approximately 0.37 miles west of the intersection of Augusta Road and Interstate 185. The subject parcel has 572 feet of road frontage along Piedmont Golf Course Road. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for Multifamily Residential.</p> <p><b>CONCLUSION</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, designated as <i>Suburban Mixed Use</i>. Additionally, the western portion of this property is designated in the <u>Plan Greenville County Comprehensive Plan</u> as a <i>Mixed Employment Center</i>. In the <u>South Greenville Area Plan</u>, the subject property is also designated as <i>High Density Residential</i>. The <i>Suburban Mixed Use</i> future land use designation that includes a portion of the subject property recommends a variety of single-family and multifamily building types, at a gross density of 6 to 20 dwelling units per acre. Additionally, the <i>Mixed Employment Center</i> future land use designation that includes another portion of the subject property recommends advanced manufacturing, office, mixed-use buildings, civic/institutional facilities as primary uses, with open space, neighborhood commercial, and multifamily residential as secondary land uses to support the recommended primary uses. These future land use designations from the <u>Plan Greenville County Comprehensive Plan</u>, combined with the future land use of <i>High Density Residential</i> in the <u>South Greenville Area Plan</u>, all support the requested rezoning of R-M20, Multifamily Residential. Additionally, there is existing R-M20,</p>					

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	<p>Multifamily Residential zoning in the immediate area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>
<b>GCPC</b>	<p>At the April 29, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to R-M20, Multifamily Residential.</p>
<b>P&amp;D</b>	<p>At the May 4, 2020 Planning and Development Committee Meeting, P&amp;D Committee recommended approval of the requested rezoning to R-M20, Multifamily Residential.</p>