

**Zoning Docket from February 17<sup>th</sup>, 2025 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-009	Joel Finley for the South Greenville Area Fire District 40 Old Augusta Rd. Ext., Piedmont, SC 29673 0593040102902 R-M20, Multifamily Residential District to S-1, Services District	25	Approval	Approval 2/26/2025	Approval 3/3/2025	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 17, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Planning on selling the property and would like to rezone to S-1 to match zoning of adjacent parcels</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff: N/A</b></p>					<p><b>Petition/Letter For:</b></p> <p><b>Against:</b></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 0.5 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, 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>Public/Industrial</i>.</li> <li>• Old Augusta Road Extension is a two-lane State-maintained local road and the property has approximately 150 feet of frontage along it. The property is approximately 0.23 miles southeast of the Augusta Road and I-185 overpass. The property is not along a bus route. There are no sidewalks in the immediate area.</li> <li>• Floodplain is not 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.</li> <li>• The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing to match existing adjacent zoning with the intent to sale the property.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject property, zoned R-M20, Multifamily Residential District is located along Old Augusta Road Extension, a two-lane State-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 Comprehensive Plan</u> designation of <i>Mixed-Employment Center</i>. It would also be consistent with the zoning designation of surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					