

**Zoning Docket from April 19, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-28	Guadalupe Villar of Alvarez Enterprises, LLC for Isaac Quintana N. Charles Drive and Conestee Road 0421000700303 C-2, Commercial District to R-MA Multifamily Residential District	25	Approval	Approval 4-28-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Wants to change to a residential property to allow the construction of a residential dwelling.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b></p> <p>None</p> <p><b>Against:</b></p> <p>None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Conestee Baptist Day School. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned C-2, Commercial and is 0.67 acres of land located on N. Charles Drive and Conestee Road, and is approximately 0.24 miles east of the intersection of Fork Shoals Road and Conestee Road. The subject parcel has approximately 122 feet of frontage along Conestee Road, and approximately 147 feet of frontage along N. Charles Drive. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Detached Dwelling.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned C-2, Commercial, is located along Conestee Road, a State-maintained collector road, and N. Charles Drive, a State-maintained residential road and contains an existing non-conforming use. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would better align with the zoning and uses in the immediate area as well as bring the subject property into conformity with the Zoning Ordinance as an approved land use.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning R-MA, Multifamily Residential.</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny – Planner

**RE:** CZ-2021-28

**APPLICANT:** Guadalupe Villar of Alvarez Enterprises, LLC for Isaac Quintana

**PROPERTY LOCATION:** N. Charles Drive and Conestee Road

**PIN/TMS#(s):** 0421000700303

**EXISTING ZONING:** C-2, Commercial District

**REQUESTED ZONING:** R-MA, Multifamily Residential District

**PROPOSED LAND USE:** Single-Family Detached

**ACREAGE:** 0.67

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** This parcel was originally zoned C-2, Commercial in May 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Single-family detached
East	C-2 & R-MA	Equipment sales and rental & church
South	R-MA	Single-family detached
West	C-2	Vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Not Available

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. \*\*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 Conestee Plan designated as *North Village* which calls for Single-family and Multifamily Housing.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	NA	0.67	0 units
Requested	R-MA	20 units/acre		13 units

A successful rezoning would allow for 13 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Conestee Road is a Four-lane State-maintained Collector road. The parcel has approximately 122 feet of frontage along Conestee Road. N. Charles Drive is a Two-lane County-maintained Residential road. The parcel has approximately 147 feet of frontage along N. Charles Drive. The parcel is approximately 0.24 miles east of the intersection of Conestee Road and Fork Shoals Road. The property is not along a bus route. There are also no sidewalks in the area.

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Location of Traffic Count	Distance to Site	2011	2014	2019
Conestee Road	341.9' E	4,600	4,500 -2.1%	5,200 +13.0%

**CULTURAL AND ENVIRONMENTAL:**

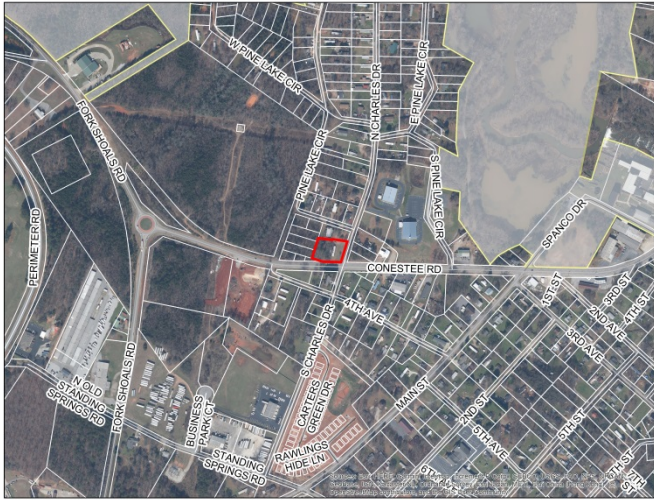
Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Conestee Baptist Day School.

**CONCLUSION:**

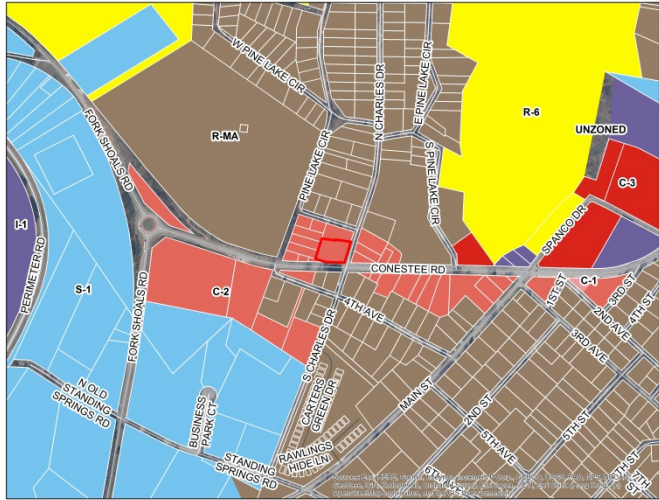
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**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning R-MA, Multifamily Residential.



Aerial Photography, 2020



Zoning Map

