

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-009	Teresa Nguyen Thomsen of 2508 Enterprises, LLC 21 Main Street Portion of 0410000100800 S-1, Services District to R-MA, Multifamily Residential District	25	Approval	Approval 1/25/23	Approval 2/6/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to develop single-family residential affordable housing • The property is currently split-zoned and would like to clear up the zoning • Sewer connection would be too expensive for multifamily development • \$1,200 for rent <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of 1.18 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • Main Street is a two-lane State-maintained collector road. The portion of the property requesting rezoning has approximately 266 feet of frontage along Main Street. The parcel is approximately 0.13 miles northeast of the intersection of Main Street and Fork Shoals Road. The property is not along a bus route. There are also no sidewalks in the area. • 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: Donaldson Career Center. • The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing single-family dwellings. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned S-1, Services District is located along Main Street, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District would be consistent with adjacent uses and zoning and would not create additional adverse impacts on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.</p>					