

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-004	Teresa Nguyen Thomsen and Brian Thomsen for 2508 Enterprises, LLC 5 Main Street 0410000100804 S-1, Service District to R-MA, Multifamily Residential District	25	Denial	Denial 1/25/23		
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 rezone the property to develop affordable housing for the area • This will be in conjunction with an upcoming rezoning docket • Would like to have more of an open plan • Will use the property for single-family residential development <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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 .61 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 parcel has approximately 210 feet of frontage along Main Street. The parcel is approximately 0.02 miles east of the intersection of Main Street and Fork Shoals Road. The property is not along a bus route. There are also no sidewalks along the property. • 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 not be consistent with the Conestee Community Plan which designates this area as Service Sector. Additionally, the requested rezoning to R-MA, Multifamily Residential District would not be consistent with the zoning of adjacent parcels.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential District.</p>					



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-004

APPLICANT: Teresa Nguyen Thomsen and Brian Thomsen for 2508
Enterprises, LLC

PROPERTY LOCATION: 5 Main Street, Greenville, SC 29605

PIN/TMS#(s): 0410000100804

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.61

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This property was originally zoned I-1, Industrial District in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Vacant
East	S-1	Vacant & Warehouse
South	S-1	Vacant
West	S-1	Warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is not accessible

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 Community Plan, where it is designated as *Service Sector*. **Please refer to the Future Land Use Map at the end of the document. **

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	S-1	0 units/acre	.61	0 units
Requested	R-MA	20 units/acre		12 units

A successful rezoning would allow for 12 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Main Street is a two-lane State-maintained collector road. The property has approximately 210 feet of frontage along Main Street. The parcel is approximately 0.02 miles east of the intersection of Fork Shoals Road and Main Street. The property is not along a bus route. There are no sidewalks along the property.

Location of Traffic Count	Distance to Site	2018	2019	2021
Main Street	.06 miles west	2,500	2,400 -4%	2,000 -16.67%

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: Donaldson Career Center.

CONCLUSION:

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 not be consistent with the Conestee Community Plan which designates this area as *Service Sector*. Additionally, the requested rezoning to R-MA, Multifamily Residential District would not be consistent with the zoning of adjacent parcels.

STAFF

RECOMMENDATION:

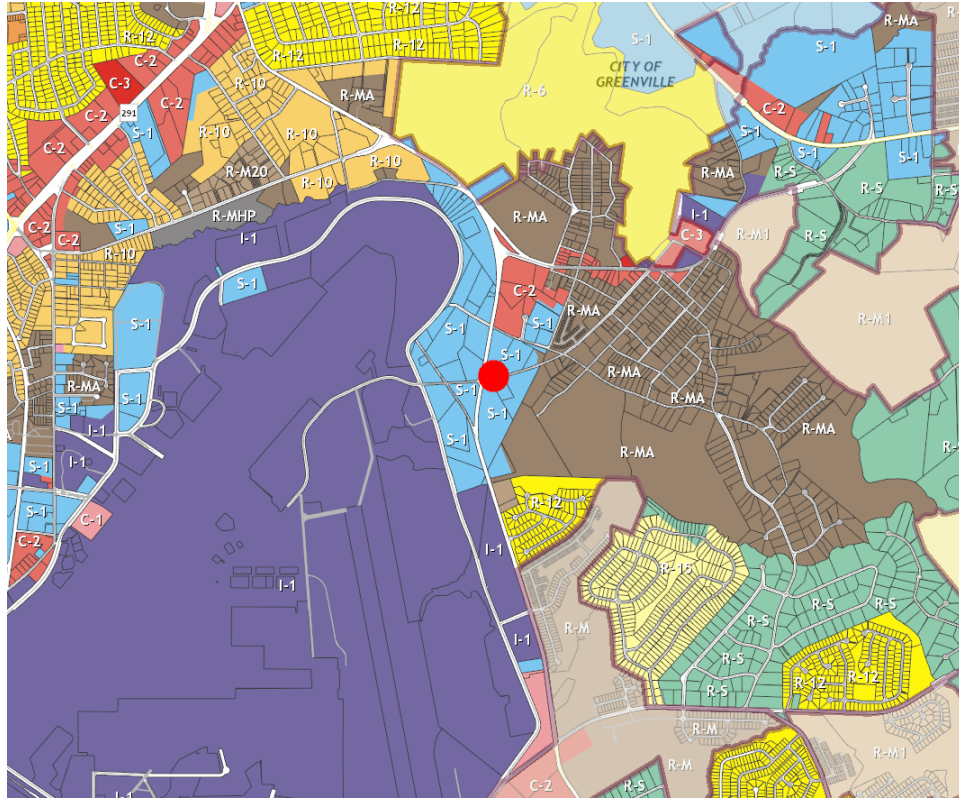
Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Conestee Community Plan, Future Land Use Map