

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		
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>					



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-2023-009

APPLICANT: Teresa Nguyen Thomsen of 2508 Enterprises, LLC

PROPERTY LOCATION: 21 Main Street, Greenville, SC 29605

PIN/TMS#(s): Portion of 0410000100800

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.18

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned S-1, Services District in May 1971 as part of Area 2. There was one previous rezoning request; CZ-1991-082. The request was to rezone a portion of the parcel from S-1, Services District to R-MA, Multifamily Residential District; this was approved November 19th 1991.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Vacant Land
East	R-MA	Single-Family Residential
South	S-1, R-MA	Warehouse & Single-Family Residential
West	S-1	Vacant Land

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 not part of any area or community plans.

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	1.18	0 units
Requested	R-MA	20 units/acre		23 units

A successful rezoning would allow for 23 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

Location of Traffic Count	Distance to Site	2018	2019	2021
Main Street	.01 miles NE	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:

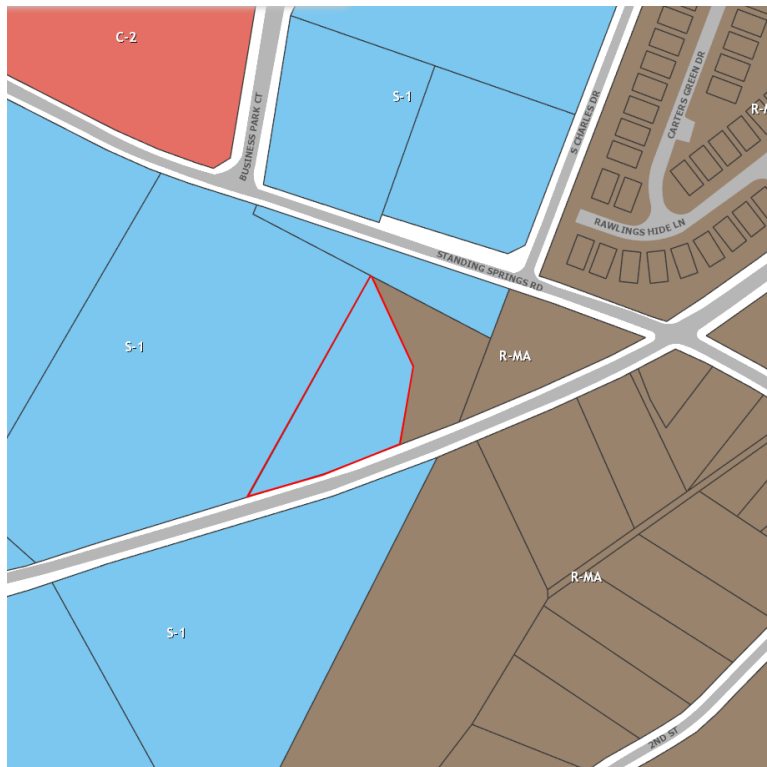
The subject parcel zoned S-1, Services District is located along Main Street, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District would be consistent with adjacent uses and zoning and would not create additional adverse impacts on surrounding properties.

STAFF RECOMMENDATION:

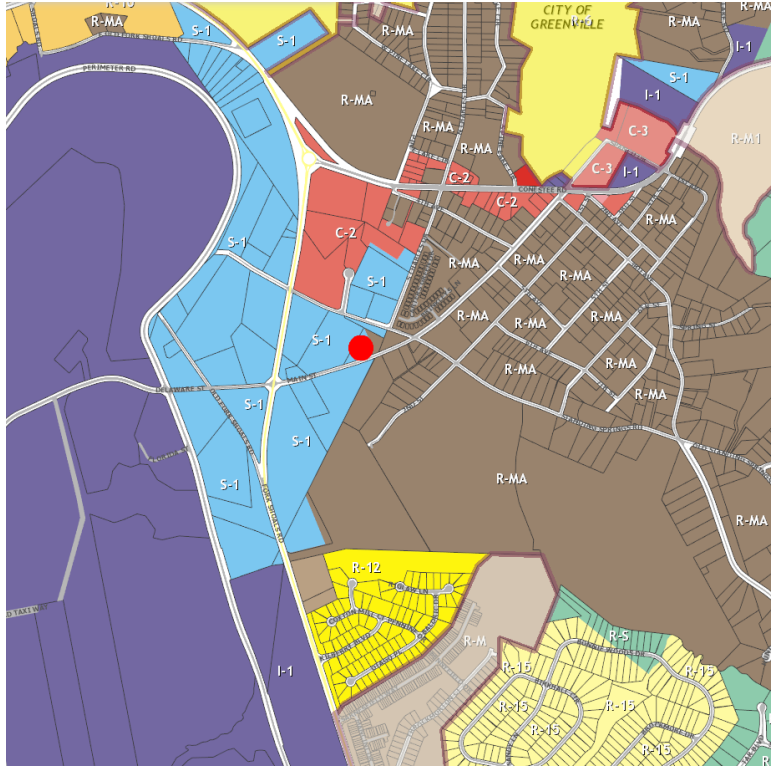
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map