

**Zoning Docket from September 19, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-082	Dustin M. Kinnunen of Jupiter Contracting LLC for S&H Enterprise LLC St. Mark Rd., Taylors, SC 29687 T008000100202 R-20, Single-Family Residential to R-M10, Multifamily Residential	18	Approval			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 19, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Proposing to develop roughly 14 townhomes</li> <li>• Would like to provide more affordable/entry level style homes in the Taylors area</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> <li>• Lives across the street from the subject parcel</li> <li>• Discussed concerns with current congestion and traffic safety concerns on this street</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</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 is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>.</li> <li>• St. Mark Road is a two-lane State-maintained collector road and the parcel has approximately 146 feet of frontage along St. Mark Road. The parcel is approximately 0.22 miles northwest of the intersection of Wade Hampton Blvd. and St. Mark Road. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Greenville Presbyterian Theological Seminary is located one mile from the site.</li> <li>• The applicant is requesting to rezone the property to R-M10, Multifamily Residential. The applicant is proposing multifamily residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel, zoned R-20, Single-Family Residential is located along St. Mark Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-M10, Multifamily Residential would align with the zoning of the parcels to the north and would not have an adverse impact on the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M10, Multifamily Residential.</p>					



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

**FROM:** Lisa Mann, Planner II

**RE:** CZ-2022-082

**APPLICANT:** Dustin M. Kinnunen of Jupiter Contracting LLC for S&H Enterprise LLC

**PROPERTY LOCATION:** St. Mark Rd., Taylors, SC 29687

**PIN/TMS#(s):** T008000100202

**EXISTING ZONING:** R-20, Single-Family Residential District

**REQUESTED ZONING:** R-M10, Multifamily Residential District

**PROPOSED LAND USE:** Multifamily Residential

**ACREAGE:** 4.1

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There have been no previous rezoning requests.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	RM-10	Single-Family Residential
East	R-10, R-20	Single-Family Residential, Vacant Land
South	R-7.5	Single-Family Residential
West	R-7.5	Single-Family Residential

**WATER AVAILABILITY:** Greer Commission of Public Works

**SEWER AVAILABILITY:** Metro Sewer

**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 a 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	R-20	2.2 units/acre	4.1	9 units
Requested	R-M10	10 units/acre		41 units

A successful rezoning would allow for 32 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

St. Mark Road is a two-lane State-maintained collector road and the parcel has approximately 146 feet of frontage along St. Mark Road. The parcel is approximately 0.22 miles northwest of the intersection of Wade Hampton Blvd. and St. Mark Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
St. Mark Road	3,880' N	4,600	5,100 +10.9 %	5,600 +9.8%

**CULTURAL AND ENVIRONMENTAL:**

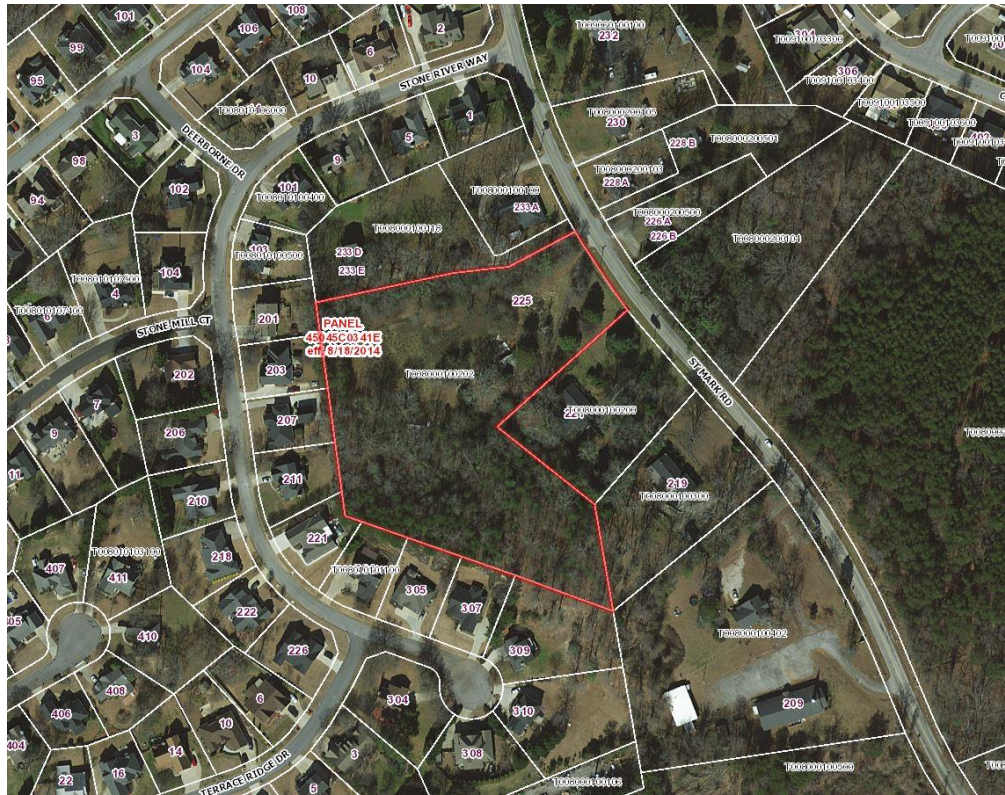
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Greenville Presbyterian Theological Seminary is located one mile from the site.

**CONCLUSION:**

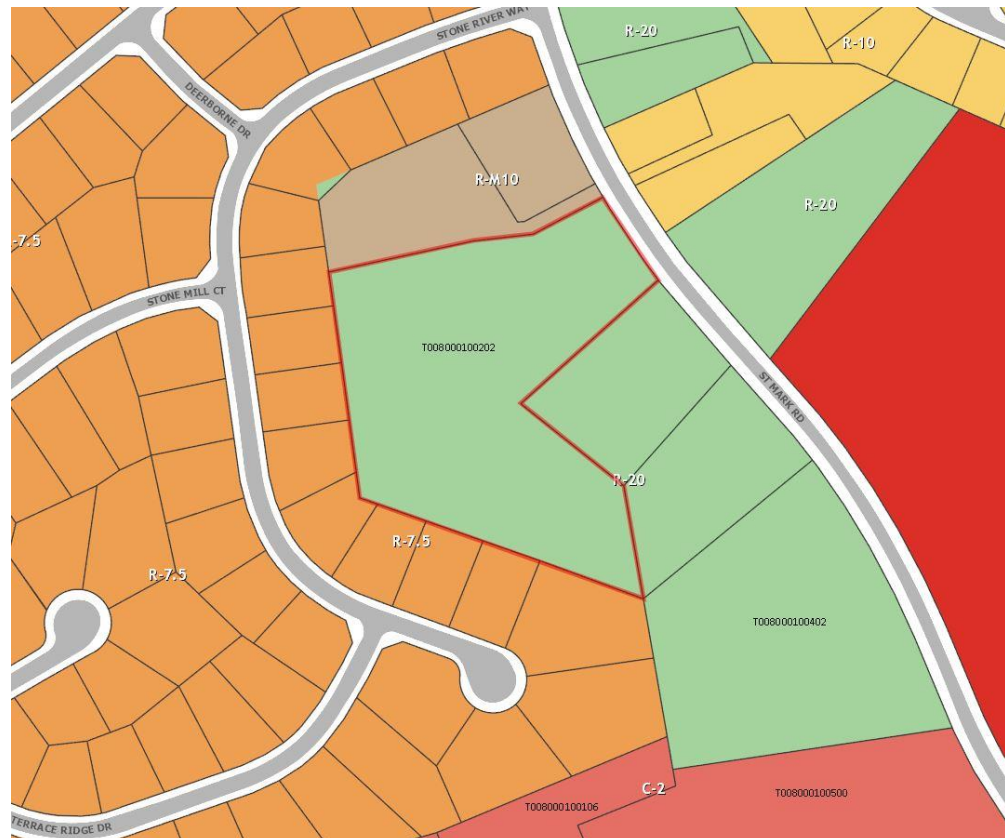
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**STAFF****RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to R-M10, Multifamily Residential.

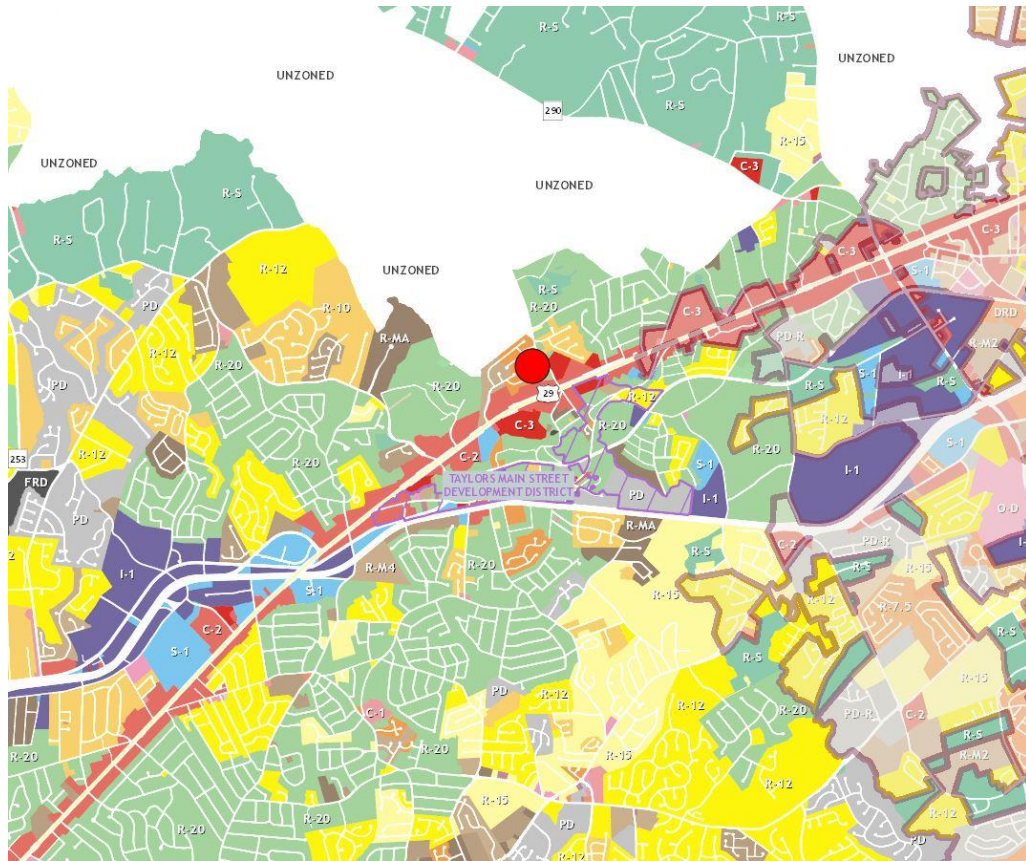


Aerial Photography, 2022



Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map