

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD 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	Denial 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 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 Comprehensive Plan</u>, 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>					