

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-045	Chad Allen Choquette for Revocable 10 E Main Street Taylors Land Trust 10 E. Main Street, Taylors, SC 29687 T006001001400 R-20, Single-Family Residential District to O-D, Office District	18	Approval	Approval 7/23/25	Approval 8/18/25	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July 14, 2025 were: <u>Speakers For:</u> 1. Applicant • Planning on having an additional meeting house to the property next door that is already zoned O-D, Office District <u>Speakers Against:</u> None List of meetings with staff: N/A					<u>Petition/Letter For:</u> <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: • The subject property consists of approximately .32 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed-Use Corridor</i>. The subject property is part of the <u>Taylors Community Plan</u>, where it is designated as <i>Residential Land Use</i>. • East Main Street is a two-lane State-maintained collector road. The parcel has approximately 80 feet of frontage along East Main Street. The parcel is approximately 0.76 miles southwest of the intersection of East Main Street and St. Mark Road. The property is located .22 miles away from Bus Route 508 at the intersection of W Main Street and Edwards Street and .26 miles from the same Bus Route 508 at the intersection of E Main Street and Stephenson Ave. There are sidewalks located across the street from the parcel. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Greenville Presbyterian Theological Seminary and Brook Glenn Elementary. • The applicant is requesting to rezone the property to O-D, Office District. The applicant is proposing a business office. CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-20, Single-Family Residential District, is located along East Main Street, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to O-D, Office District is consistent with the <u>Plan Greenville County Comprehensive Plan</u> designation of <i>Mixed-Use Corridor</i> which suggests commercial as a primary use and is consistent with the adjacent parcel zoning to the west. Based on these reasons, Staff recommends approval of the requested rezoning to O-D, Office District.					