

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		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 14, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Planning on having an additional meeting house to the property next door that is already zoned O-D, Office District</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></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 consists of approximately .32 acres.</li> <li>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>.</li> <li>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.</li> <li>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.</li> <li>The applicant is requesting to rezone the property to O-D, Office District. The applicant is proposing a business office.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>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.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to O-D, Office District.</p>					



Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Lozko, Planner II

**RE:** CZ-2025-045

**APPLICANT:** Chad Allen Choquette for Revocable 10 E Main Street  
Taylors Land Trust

**PROPERTY LOCATION:** 10 E. Main St., Taylors, SC 29687

**PIN/TMS#(s):** T006001001400

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

**REQUESTED ZONING:** O-D, Office District

**PROPOSED LAND USE:** Business Office

**ACREAGE:** 0.32

**COUNCIL DISTRICT:** 18 – Long

**ZONING HISTORY:** The subject parcel was originally zoned R-20, Single-Family Residential District in May 1970 as part of Area 1. There have been no other rezoning requests pertaining to this parcel.

**EXISTING LAND USE:** Vacant Dwelling

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Single-Family Residential & Vacant Land
East	R-20	Single-Family Residential
South	RR ROW & R-7.5	Railroad & Single-Family Residential
West	O-D	Business Office

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer – Sewer is accessible

**PLAN GREENVILLE  
COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed-Use Corridor*.  
\*\*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 Taylor's Community Plan, where it is designated as *Residential Land Use*. \*\*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	R-20	2.2 units/acre	0.32	1 unit
Requested	O-D	0 units/acre		0 units

A successful rezoning would allow for no more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:** 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.

Location of Traffic Count	Distance to Site	2022	2023	2024
Main Street	2,822 W	5,200	5,100 -1.9%	5,700 +11.8%

**CULTURAL AND  
ENVIRONMENTAL:**

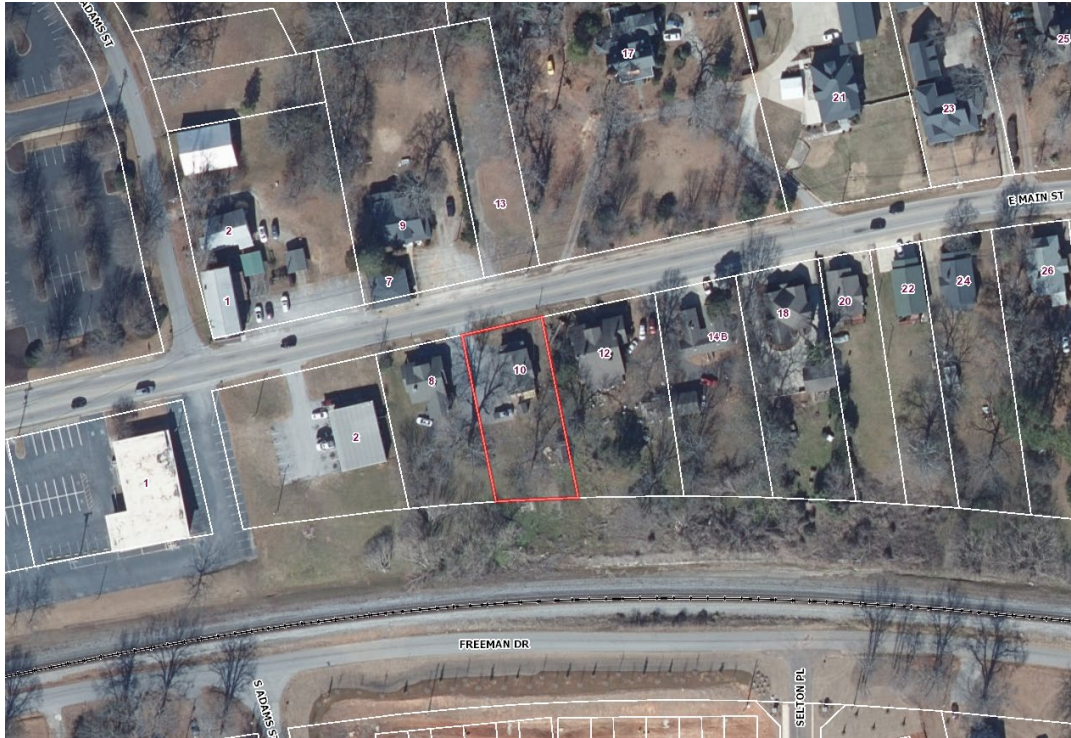
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**CONCLUSION:**

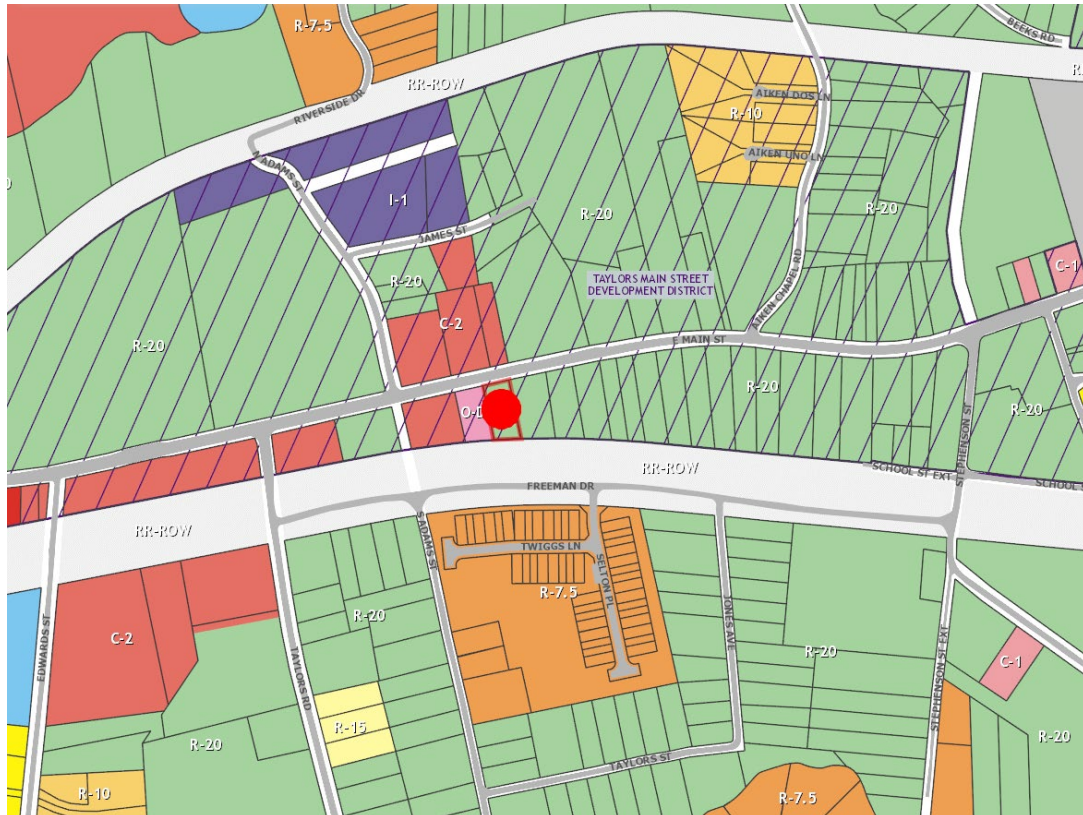
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**STAFF  
RECOMMENDATION:**

Based on these reasons, Staff recommends approval of the requested rezoning to O-D, Office District.

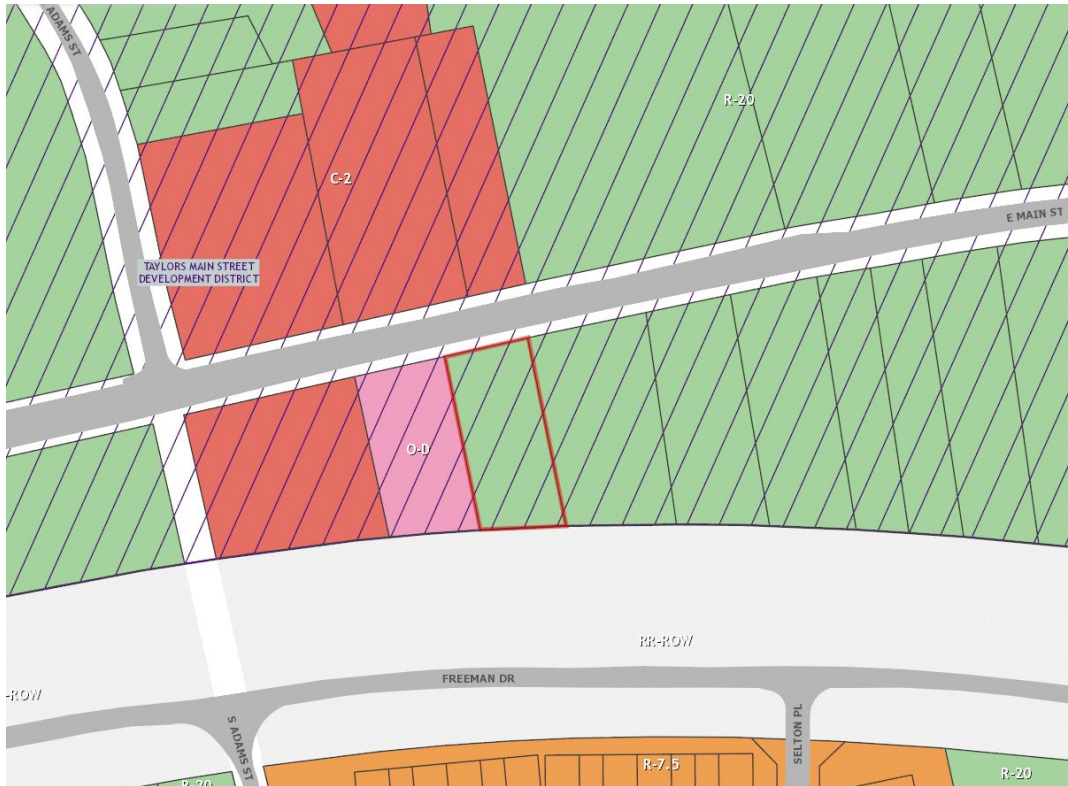


Aerial Photography, 2025



Zoning Map, Zoomed Out

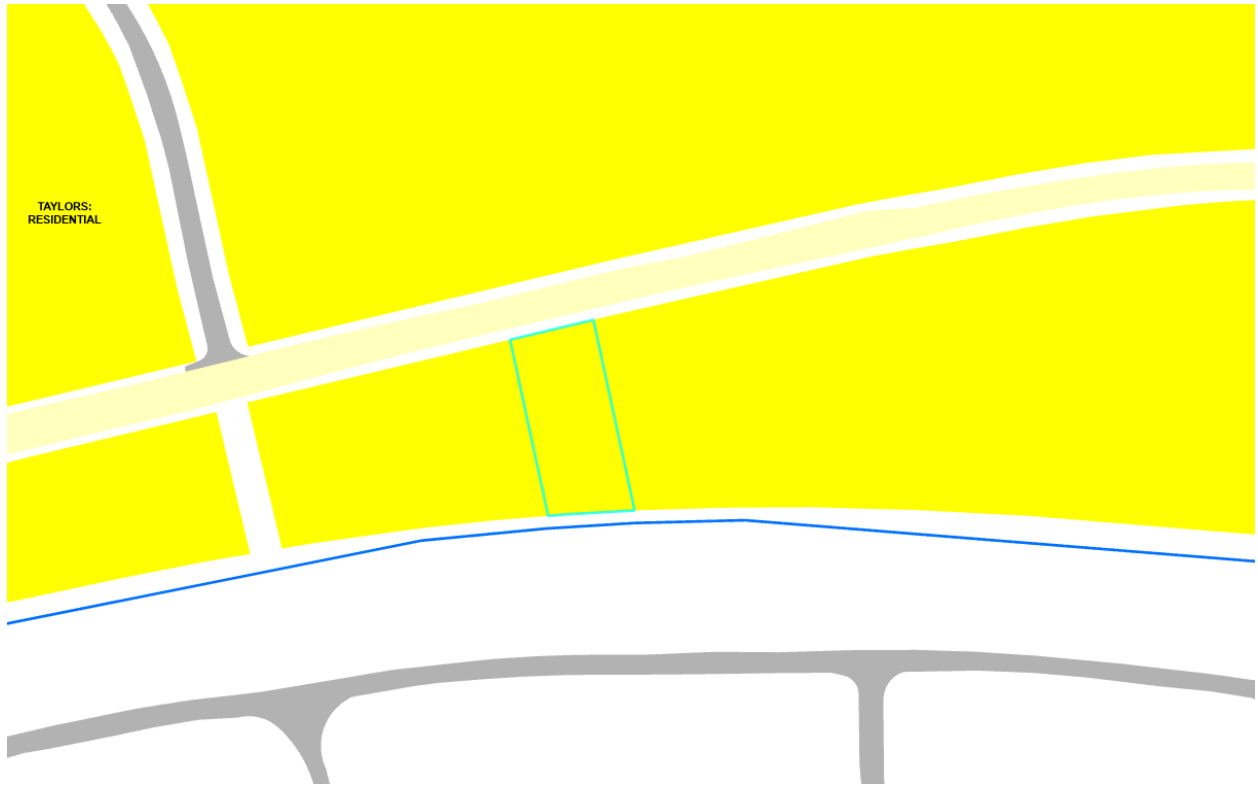




Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map



Taylor's Community Plan, Future Land Use Map