

Zoning Docket from July 14th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-052	Sanket Modi for Modi 87, Inc. 395 Conestee Rd., 2 nd Ave., and 3 rd St., Greenville, SC 29605 Portion of 0422000100700 C-1, Commercial District & R- MA, Multifamily Residential District to C-2, Commercial District	24	Approval	Denial 7/23/25		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 14, 2025 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Lives near the subject parcel • Has over 200 signatures on a petition • The rezoning sign was removed • Opposes a liquor store in their “backyard” • Conestee is on the verge for real transformation and would not like to see a liquor store built • Concerned with the negative activity that could occur 2. Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject property • Concerned with the negative activity that currently occurs and may occur with the proposed liquor store 3. Citizen <ul style="list-style-type: none"> • Lives near the subject property • The subject property is surrounded with residential uses and would not like to have a liquor store adjacent to so many homes <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p></p> <p>Against: Email – 1 Letter – 1 Signatures - 241</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 0.5 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is part of the <u>Conestee Community Plan</u>, where it is designated as <i>Mill Village Commercial</i>. • Conestee Road is a two to three-lane State-maintained major collector road. The portion of the parcel has approximately 193 feet of frontage along Conestee Road. 2nd Ave and 3rd Street are two-lane County-maintained local roads. The portion of the parcel has approximately 145 feet of frontage along 2nd Ave and no frontage on 3rd St. The parcel is approximately 0.54 miles east of the roundabout interchange of Fork Shoals Road and Conestee Road. The property is not located along a bus route. There are sidewalks located at the parcel boundaries. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school, Lead Academy, located within one mile of the site. 					

Zoning Docket from July 14th, 2025 Public Hearing

	<ul style="list-style-type: none">The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing Retail or ABC Liquor Sales. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property is zoned C-1, Commercial District and R-MA, Multifamily Residential District, is located along Conestee Road, a two to three-lane State-maintained major collector road and 2nd Ave and 3rd Street, both two-lane County-maintained local roads. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with the <u>Conestee Community Plan</u> future land use designation of <i>Mill Village Commercial</i>, and would eliminate the split zoning of the parcel by matching the existing C-2 designation on the rest of the site.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to C-2, Commercial District.</p>
PC	At the Planning Commission meeting, the Commission voted to deny the rezoning request to C-2 due to the allowable use of alcohol sales.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: EJ Sherer, Planner I

RE: CZ-2024-052

APPLICANT: Sanket Modi for Modi 87, Inc.

PROPERTY LOCATION: 395 Conestee Rd., 2nd Ave., and 3rd St., Greenville, SC 29605

PIN/TMS#(s): Portion of 0422000100700

EXISTING ZONING: C-1, Commercial District & R-MA, Multifamily Residential District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Retail or ABC Liquor Sales

ACREAGE: 0.5

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY:

This parcel was originally zoned C-2, Commercial District in May 1971, as part of Area 2. There have been 3 previous rezoning requests pertaining to this parcel; Docket CZ-1986-113 included a portion of the parcel, requested rezoning from C-2, Commercial District to R-MA, Multifamily Residential District, and was approved by County Council in February of 1987. Docket CZ-1999-027 included a portion of the parcel, requested rezoning from C-2, Commercial District to C-1, Commercial District, and was approved by County Council in April of 1999. Docket CZ-2025-036 was administratively withdrawn. There have been no other rezoning requests submitted.

EXISTING LAND USE:

Laundromat, Self-Service and Gas Station/Retail

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1/MX-3 (City of Greenville)	Industrial Use
East	R-MA	Single-Family Residential
South	R-MA	Single-Family Residential
West	C-2	Post Office/Commercial Building

WATER AVAILABILITY:

Greenville Water – Annexation covenant required

SEWER AVAILABILITY:

Metro District – Sewer is available

**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 part of the Conestee Community Plan, where it is designated as *Mill Village Commercial*. **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	C-1	12 units/acre	.21	2 units*
Current	R-MA	20 units/acre	.29	5*
Requested *	C-2	16 units/acre	.5	6 units*

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning if submitted as a Mixed-Use

Development or Multi-Family Development as defined by Greenville County Zoning Ordinance.

ROADS AND TRAFFIC:

Conestee Road is a two to three-lane State-maintained major collector road. The portion of the parcel has approximately 193 feet of frontage along Conestee Road. 2nd Ave and 3rd Street are two-lane County-maintained local roads. The portion of the parcel has approximately 145 feet of frontage along 2nd Ave and no frontage on 3rd St. The parcel is approximately 0.54 miles east of the roundabout interchange of Fork Shoals Road and Conestee Road. The property is not located along a bus route. There are sidewalks located at the parcel boundaries.

Location of Traffic Count	Distance to Site	2022	2023	2024
Conestee Road	1,213' E	6,200	6,100 -1.6%	6,400 +4.9%

CULTURAL AND ENVIRONMENTAL:

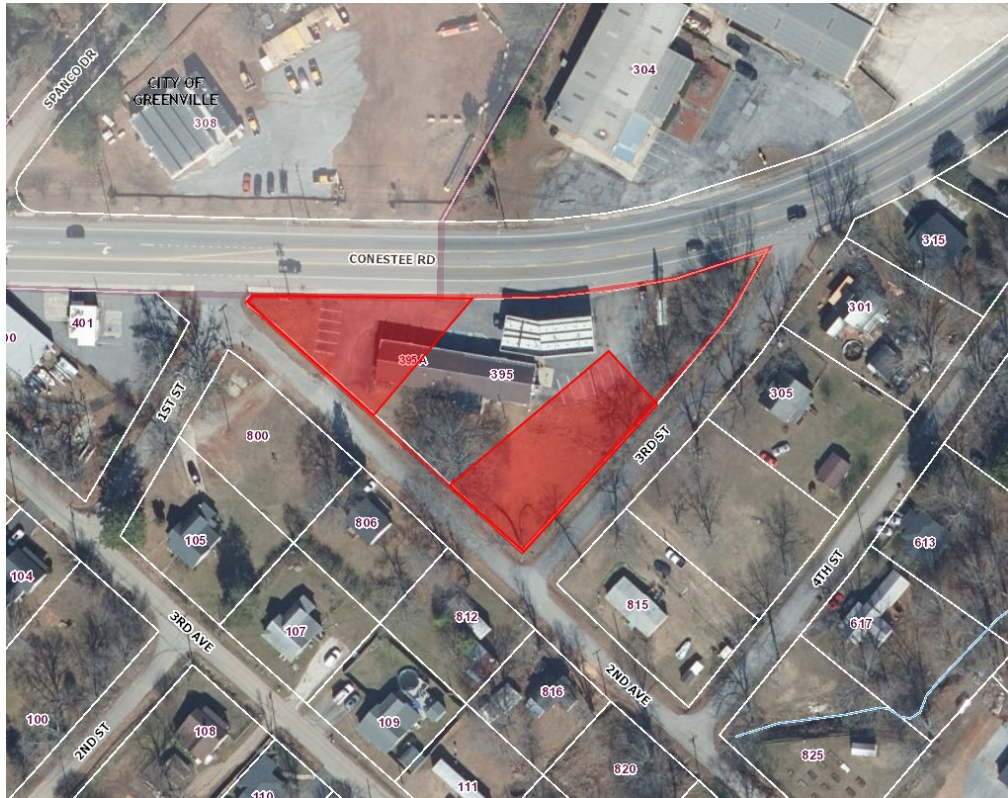
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school, Lead Academy, located within one mile of the site.

CONCLUSION:

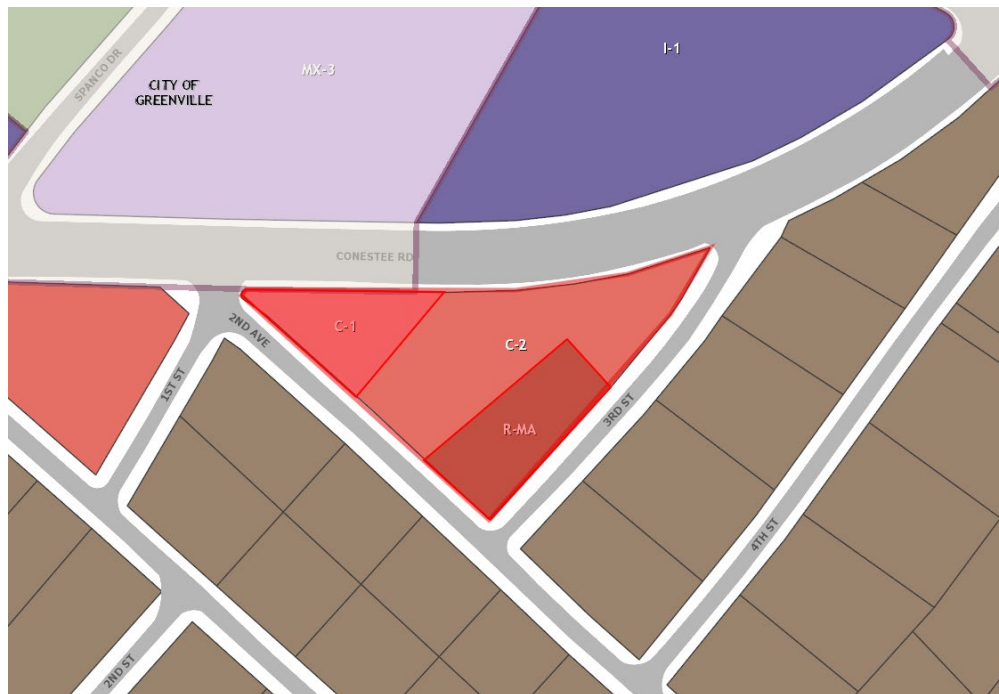
The subject property is zoned C-1, Commercial District and R-MA, Multifamily Residential District, is located along Conestee Road, a two to three-lane State-maintained major collector road and 2nd Ave and 3rd Street, both two-lane County-maintained local roads. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with the Conestee Community Plan future land use designation of *Mill Village Commercial*, and would eliminate the split zoning of the parcel by matching the existing C-2 designation on the rest of the site.

RECOMMENDATION:

Based on these reasons, Staff recommends approval of the requested rezoning to C-2, Commercial District.



Aerial Photography, 2025

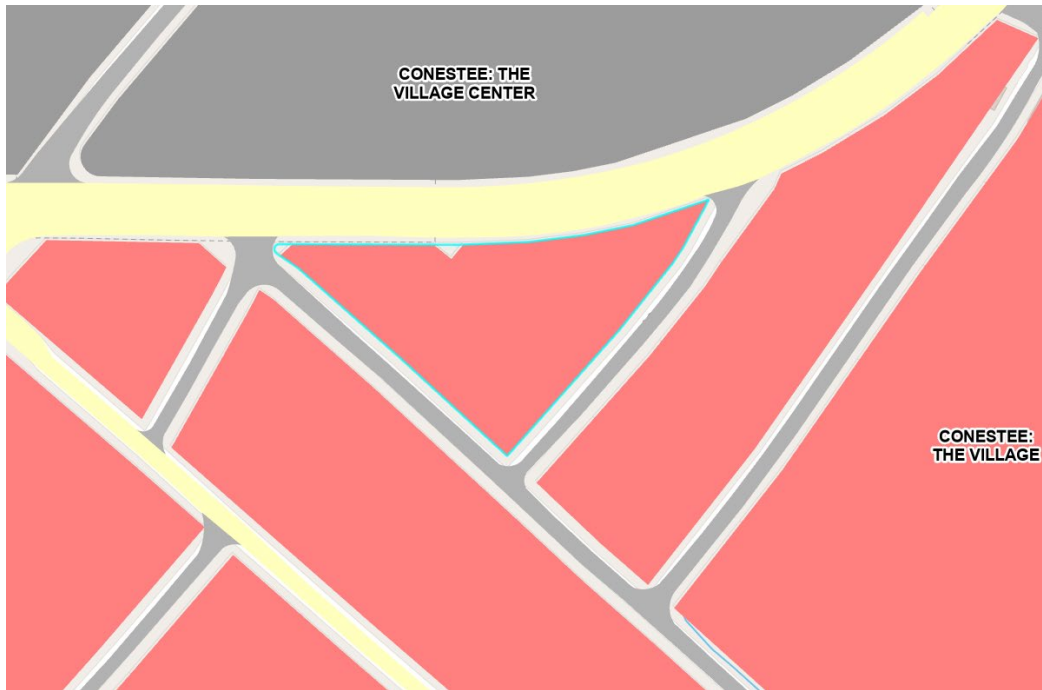


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



Conestee Community Plan: Village Commercial