

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-107	Darlene Smith Atkins and Randall Atkins for Street Church Ministries, Inc. Greenville 1601 W Blue Ridge Dr and 209 Highlawn Ave 0146001100101 C-2, Commercial District to S-1, Services District	19	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> - Stated that the applicant is top-notch and will clean this property up <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> - Lives near the subject parcel - Does not believe that the applicant is going to help the community as they state - Afraid that if rezoned, then this property will fall to a real estate company <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. Floodplain is not present on the site. Two schools are located within one mile of the site: Monaview Elementary and Legacy Charter School. The property is not along any bus routes. There are sidewalks along W. Blue Ridge Dr.</p> <p>SUMMARY</p> <p>The subject parcel is zoned C-2, Commercial and is 0.72 acres of land located on W. Blue Ridge Dr. and Highlawn Ave. and is approximately 0.09 miles north of the intersection of W. Blue Ridge Dr. and Cedar Lane Rd. The parcel has approximately 167 of frontage along W. Blue Ridge Dr. and 193 feet of frontage along Highlawn Ave. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is church-related activity with storage.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned C-2, Commercial, is located along West Blue Ridge Drive, a four-lane, State-maintained arterial road, and Highlawn Avenue, a two-lane, County-maintained residential road. Staff has concerns with the uses that would be permitted under the S-1, Services District. Additionally, the zoning classification and some of its permitted uses would not be consistent with the Future Land Use Map.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.</p>					



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Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-107

APPLICANT: Darlene Smith Atkins and Randall Atkins for Street Church Ministries, Inc. Greenville

PROPERTY LOCATION: 1601 W Blue Ridge Dr and 209 Highlawn Ave

PIN/TMS#(s): 0146001100101

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Church-related use with storage

ACREAGE: 0.72

COUNCIL DISTRICT: 19 – Meadows

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ZONING HISTORY: This parcel was originally zoned C-2, Commercial in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land with condemned dwelling

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Single-Family Residential
East	C-2	Church
South	C-2	Retail
West	C-2	Automobile Sales

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional 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	C-2	16 units/acre	0.72	11 units
Requested	S-1	N/A		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

West Blue Ridge Drive is a four-lane State-maintained arterial road. Highlawn Avenue is a two-lane County-maintained residential road. The parcel has approximately 167 of frontage along West Blue Ridge Drive and 193 feet of frontage along Highlawn Avenue. The parcel is approximately 0.09 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The property is not along a bus route. There are sidewalks along West Blue Ridge Drive.

Location of Traffic Count	Distance to Site	2011	2014	2019
W Blue Ridge Dr	5,284' N	12,200	12,600	14,000

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			+3.3%	+11.1%
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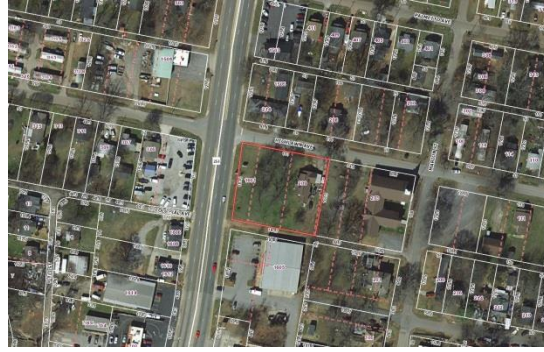
CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Monaview Elementary and Legacy Charter School.

CONCLUSION:

Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.

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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map