

**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 11-17-21	Denial 12-6-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>- Stated that the applicant is top-notch and will clean this property up</li> </ul> </li> </ul> <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>- Lives near the subject parcel</li> <li>- Does not believe that the applicant is going to help the community as they state</li> <li>- Afraid that if rezoned, then this property will fall to a real estate company</li> </ul> </li> </ul> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></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><b>SUMMARY</b></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><b>CONCLUSION</b></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>					