

Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2023-079	Keith D. Groce of Neighborhood Focus for Monaghan Baptist Church W. Parker Rd., Greenville, SC 29617 Portion of B012000100300 R-10, Single-Family Residential District to O-D, Office District	19	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Board member of Neighborhood Focus • This is a year round Faith Based Bilingual Community Center • Currently operate out of a former church on White Horse Rd. • This is a win/win for both Neighborhood Focus and the Monaghan Baptist Church • The existing softball field will be shared for the time being • Currently zoned for single-family residential that could accommodate several residential lots and the proposed use of a Community Center would be more appropriate <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Letter – 2</p> <p>Against:</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 28.67 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed-Use Corridor</i>. The subject property is part of the <u>Berea Community Plan</u>, where it is designated as <i>Low Density Residential</i>. • W. Parker Road is a four-lane State-maintained arterial road. The parcel has approximately 377 feet of frontage along W. Parker Road. The parcel is approximately 0.8 miles southeast of the intersection of W. Parker Road and Cedar Lane Road. The property is not along a bus route. There are existing sidewalks along both sides of W. Parker Road. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Monaview Elementary, Berea Elementary, and Berea High. • The applicant is requesting to rezone the property to O-D, Office District. The applicant is proposing to a community center. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-10, Single-Family Residential District is located along W. Parker Road, a four-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to O-D, Office District would allow for uses that could be of service to the surrounding community. Furthermore, the proposed use of a community center is in line with the Greenville County</p>					

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	<p>Comprehensive Plan which lists civic facilities as a secondary use in Mixed-Use Corridors.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to O-D, Office District.</p>
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Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2022-079

APPLICANT: Keith D. Groce of Neighborhood Focus for Monaghan Baptist Church

PROPERTY LOCATION: W. Parker Rd., Greenville, SC 29617

PIN/TMS#(s): Portion of B012000100300

EXISTING ZONING: R-10, Single-Family Residential District

REQUESTED ZONING: O-D, Office District

PROPOSED LAND USE: Community Center

ACREAGE: 8.67

COUNCIL DISTRICT: 19 – Blount

ZONING HISTORY: This parcel was originally zoned R-10, Single-Family Residential District in April, 1972 as part of Area 3. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Outdoor Recreation & Parking

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10, S-1	Single-Family Residential, Retail
East	R-10	Church
South	R-12	Single-Family Residential
West	R-10	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – 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 Berea Community Plan, where it is designated as *Low Density Residential*.

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-10	4.4 units/acre	8.67	38 units
Requested	O-D	0 units/acre		0 units

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

ROADS AND TRAFFIC:

W. Parker Road is a four-lane State-maintained arterial road. The parcel has approximately 377 feet of frontage along W. Parker Road. The parcel is approximately 0.8 miles southeast of the intersection of W. Parker Road and Cedar Lane Road. The property is not along a bus route. There are existing sidewalks along both sides of W. Parker Road.

Location of Traffic Count	Distance to Site	2018	2019	2021
W. Parker Road	2,165' SE	7,400	7,500 +1.4%	5,800 -22.7%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Monaview Elementary, Berea Elementary, and Berea High.

CONCLUSION:

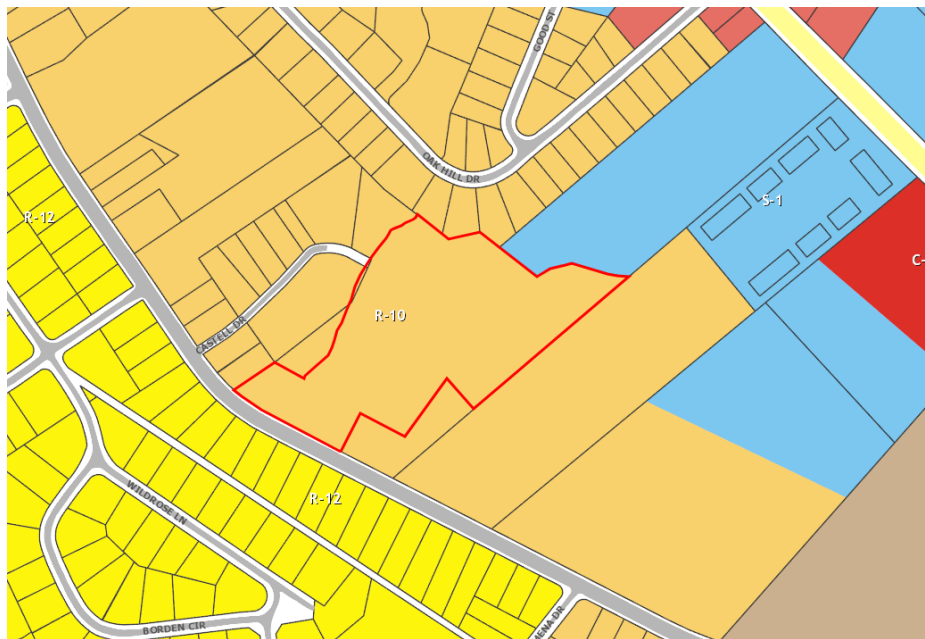
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STAFF RECOMMENDATION:

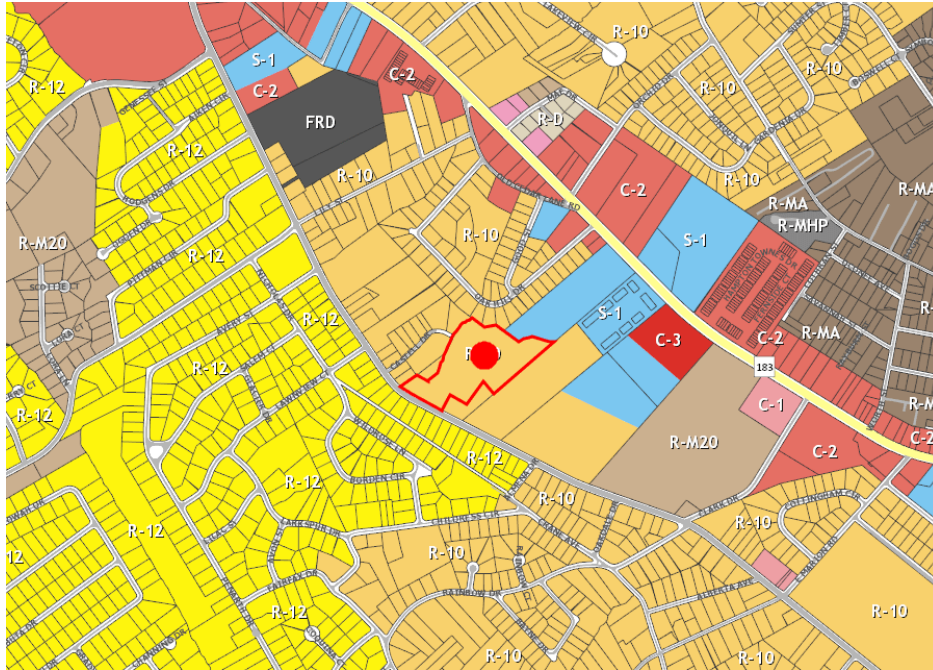
Based on these reasons, staff recommends approval of the requested rezoning to O-D, Office District.



Aerial Photography, 2023



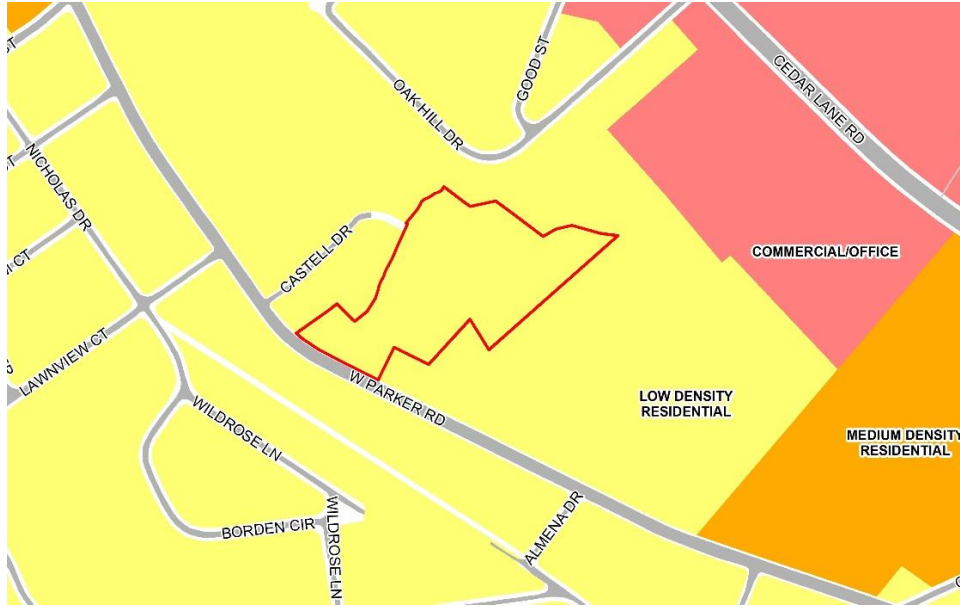
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map