

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 11-15-23	Approval 12-4-23	
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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