

Zoning Docket from April 15th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-027	Suzanne R. Childs of Childs Architecture, LLC for Jaliabapa & Radha, LLC Old Easley Hwy., Gethsemane Dr., & Old Bramlett Rd., Greenville, SC 29611 0238010400100 R-15, Single-Family Residential District to C-3, Commercial District	19	Approval	Approval 4/24/24	Approval 5/6/24	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 15, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to develop this parcel as a Church that is already in the community and looking to relocate and build a new facility 2. Church Representative <ul style="list-style-type: none"> • The Church was established in 2007 • Partners with other non-profits to help the community and those in need • Provides a mobile clinic to help those in need 3. Church Representative <ul style="list-style-type: none"> • Would like to have a permanent spot for kids to be able to come to the property to help grow the youth program 4. Citizen <ul style="list-style-type: none"> • Represents the Riverwood-Tanglewood community and sees this as a benefit for the area <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></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 5.53 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Edge</i>. The subject property is part of the Riverdale-Tanglewood Community Plan, where it is designated as <i>Medium Density Residential</i>. • Old Easley Highway (SC-124) is a two to five-lane State-maintained arterial road. The parcel has approximately 1,094 feet of frontage along Old Easley Highway. Gethsemane Drive is one to two-lane County-maintained local road. The parcel has approximately 843 feet of frontage along Gethsemane Drive. Old Bramlett Road is a two-lane County-maintained local road. The parcel has approximately 534 feet of frontage along Old Bramlett Road. The parcel is approximately 0.74 miles west of the intersection of Old Easley Highway (SC-124) and White Horse Road (HWY-25). The property is not along a bus route but Bus Route 502 is located ~.99 miles east on the corner of White Horse Road & Page Drive. There are no sidewalks located 					

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along the subject property.

- Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.
- The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing a Church.

CONCLUSION and RECOMMENDATION:

The subject parcel zoned R-15, Single-Family Residential District is located along Old Easley Highway (SC-124), a two to five-lane State-maintained arterial road, Gethsemane Drive, a one to two-lane County-maintained local road, and Old Bramlett Road, a two-lane County-maintained local road. Staff is of the opinion that while residential type uses are designated under the Plan Greenville County Comprehensive Plan and the Riverdale-Tanglewood Community Plan as a primary use; places of worship and small-scale commercial are listed as a secondary use under the *Suburban Edge* designation. Additionally, the proposed use could act as a buffer between the residences north of the parcel and the more intensive uses developed and planned to be developed on the south side of Old Easley Highway (SC-124).

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.