

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		
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>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 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.



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2024-027

APPLICANT: Suzanne R. Childs of Childs Architecture, LLC for
Jaliabapa & Radha, LLC

PROPERTY LOCATION: Old Easley Hwy., Gethsemane Dr., & Old Bramlett Rd.,
Greenville, SC 29611

PIN/TMS#(s): 0238010400100

EXISTING ZONING: R-15, Single-Family Residential District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Church

ACREAGE: 5.53

COUNCIL DISTRICT: 19 – Blount

ZONING HISTORY: This parcel was originally zoned R-15, Single-Family Residential in June 1973 as part of Area 4A. There have been two previous rezoning requests; Docket CZ-1998-096 requesting C-2, Highway Commercial & S-1, Services District was denied by County Council in September of 1998, Docket CZ-1993-037 is believed to contain the subject property, requesting C-2, Commercial District which was denied by Planning Staff and Planning Committee. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA & S-1	Single-Family Residential
East	S-1	Commercial & Service
South	S-1	Vacant Land
West	R-15	Vacant Land

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 *Suburban Edge*. **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 Riverdale-Tanglewood Community Plan, where it is designated as *Medium Density Residential*. **Please refer to the Future Land Use Map at the end of the document. **

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-15	2.9 units/acre	5.53*	16 units
Requested	C-3	16 units/acre		70 units*

*A successful rezoning would allow for 54 more dwelling units than is allowed under the current zoning if submitted as a Mixed-Use Development as defined by Greenville County Zoning Ordinance. 20% of the total acreage must be allocated to a nonresidential use as part of a Mixed-Use Development.

ROADS AND TRAFFIC: 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 along the subject property.

Location of Traffic Count	Distance to Site	2019	2021	2022
Old Easley Highway	736' SW	12,100	10,700 - 11.5%	11,000 +2.8%

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

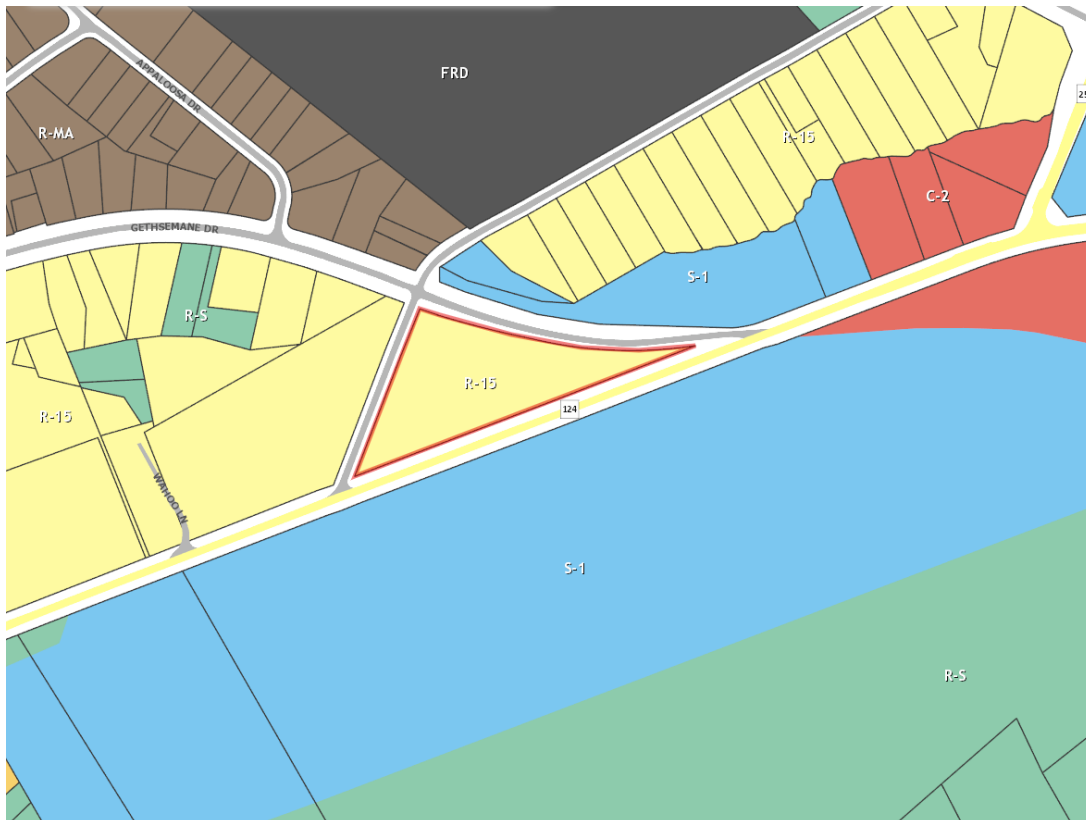
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STAFF RECOMMENDATION:

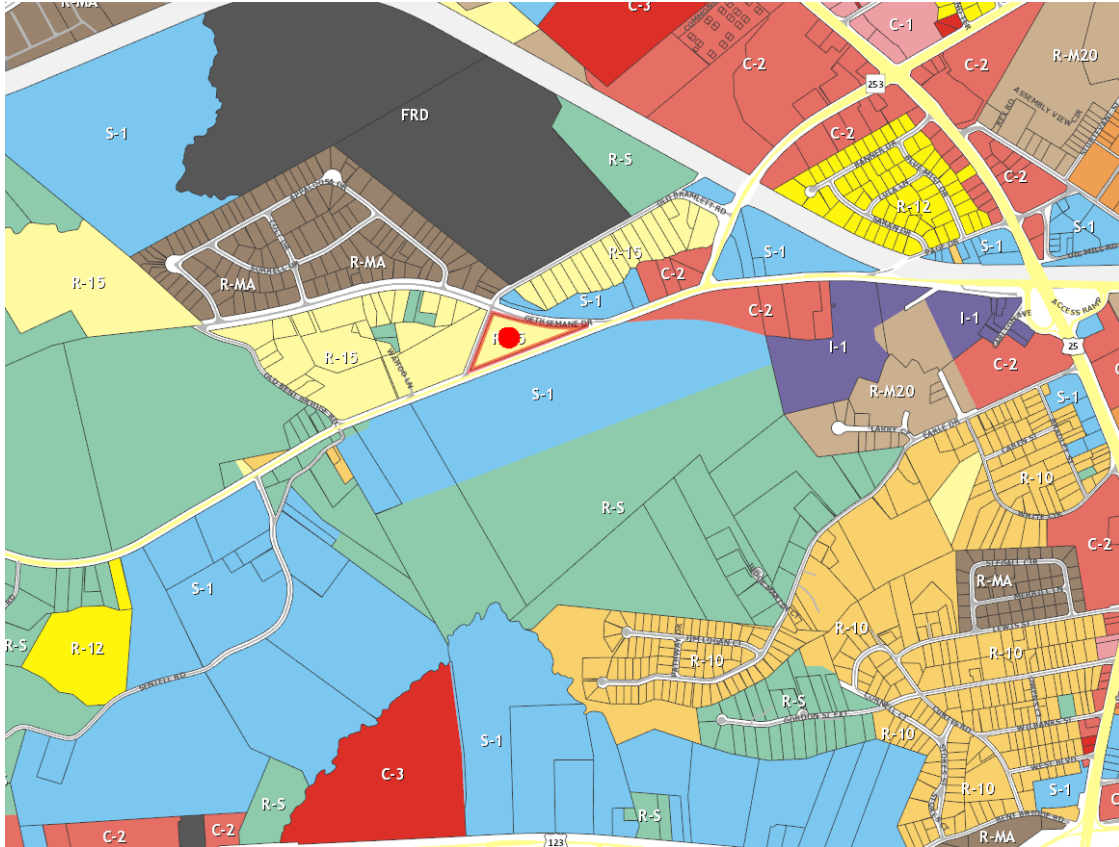
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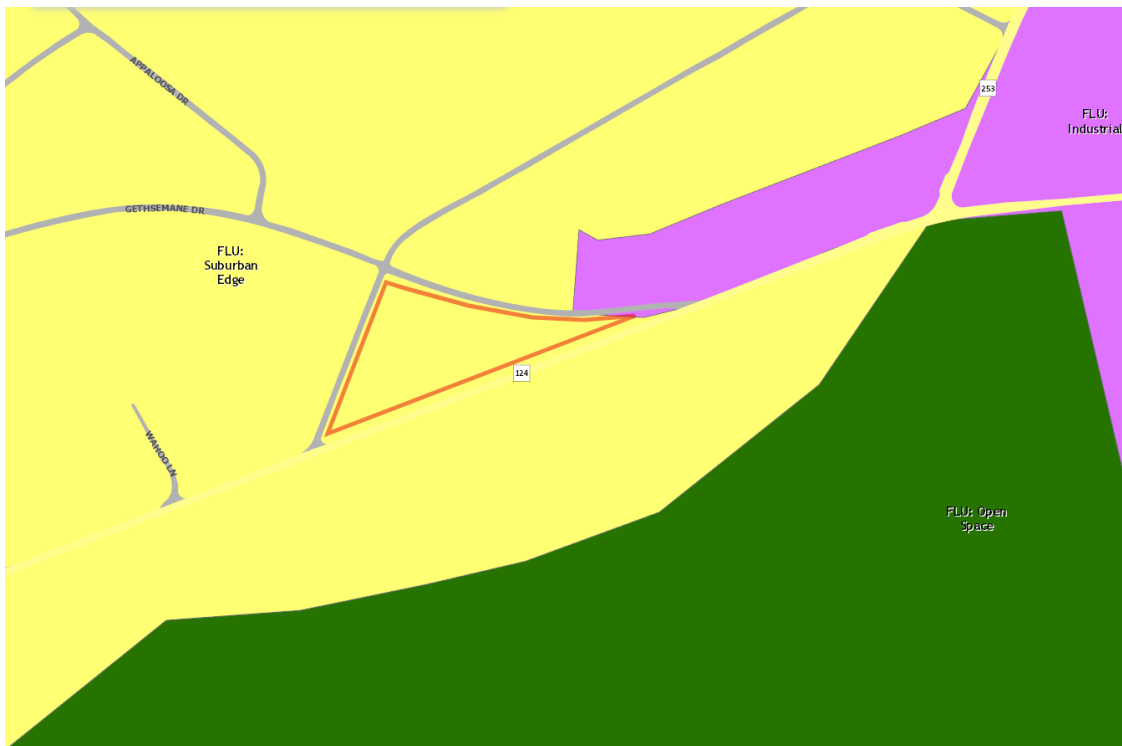
Aerial Photography, 2023



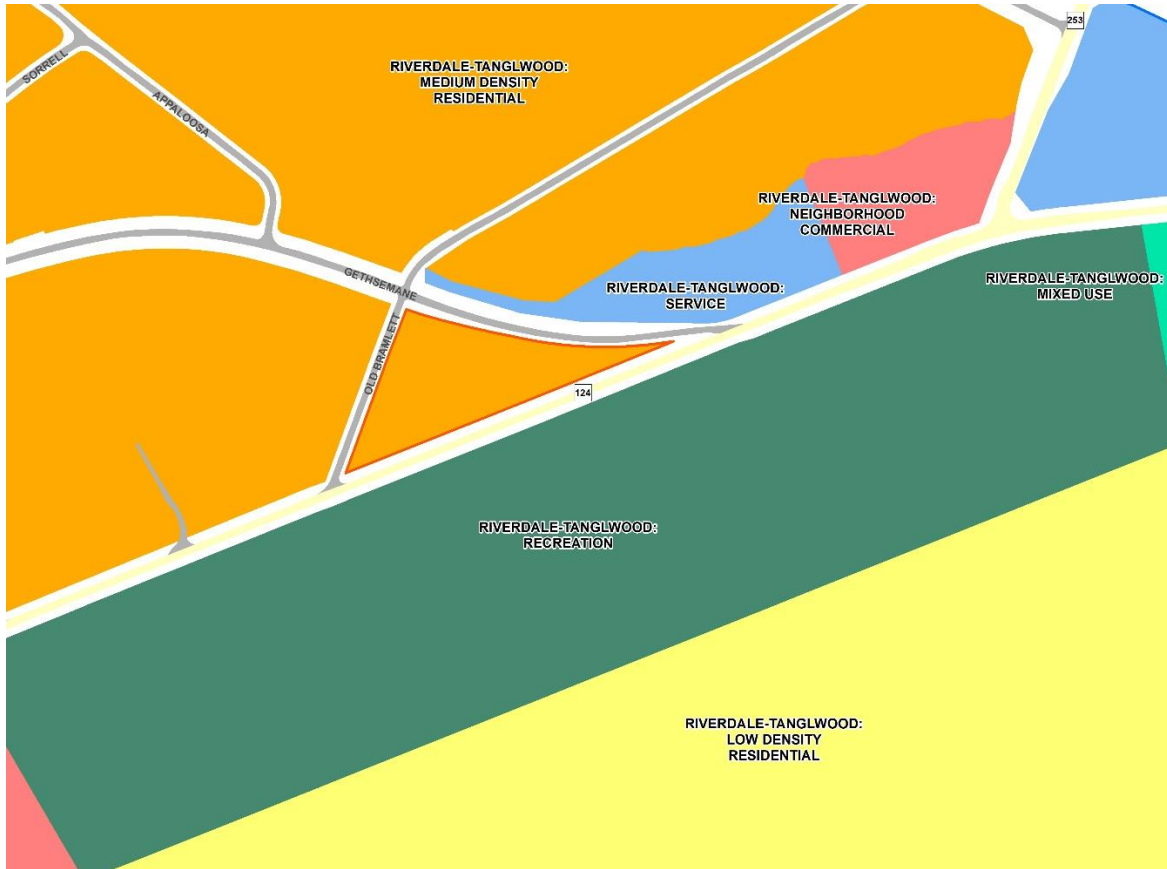
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map