

Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-055	Isaiah Dunlap of DesignEdge for Upstate Circle of Friends 29 Ridgeway Dr., E. Dorchester Blvd., & Williamsburg Dr., Greenville, SC 29605 0371000700300 R-12, Single-Family Residential District to FRD, Flexible Review District	25	Approval with Conditions	Approval with Conditions 10/2/24		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Upstate Circle of Friends has occupied this property for several years providing a Community Center to the area They provide a meal system for the elderly and a day care center for children in the community The proposed medical clinic will have approximately 4 exam rooms Applicant <ul style="list-style-type: none"> On behalf of Unity Health on Main who will be the entity opening the medical clinic District 25 is lacking in medical care and this will be able to support the immediate area The poverty rate within the census tract where Upstate Circle of Friends exceeds 40% This area serves as a service desert Will also provide mental health services as well Citizen <ul style="list-style-type: none"> Lives approximately three blocks from subject property Supports the proposed rezoning to allow for the health care that Unity Health on Main can bring to the neighborhood Very passionate about the medical clinic being able to open at this location to help those that cannot and do not have the ability to get to a primary care physician <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Lives across the street from the subject property Doesn't understand what exactly happens at this site States that there is going to be a housing development on the 6 undeveloped acres <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>For:</u> Signatures – 54</p> <p><u>Against:</u></p>

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Staff Report

Below are the facts pertaining to this docket:

- The subject property consists of approximately 10.62 acres.
- The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. The subject property is not part of any area or community plans.
- Ridgeway Drive is a two-lane County-maintained residential road. The parcel has approximately 310 feet of frontage along Ridgeway Drive. E Dorchester Boulevard is a two-lane County-maintained residential road. The parcel has approximately 739 feet of frontage along E Dorchester Boulevard. Williamsburg Drive is a two-lane County-maintained residential road. The parcel has approximately 424 feet of frontage along Williamsburg Drive. The parcel is approximately .46 miles southwest of the intersection of Augusta Road and S Pleasantburg Drive. The property is not along a bus route but Route 507 is located approximately .5 miles away at Crestfield Road and Glenwoond Lane. There are sidewalks located along Ridgeway Drive.
- Floodplain is not present on the site. There are no known historic or cultural resources on the site. Southside High School is located within approximately one mile of the site.
- The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing a Community Center with Medical Clinic.

Project Information:

The property currently has three buildings totaling +/- 30,000 square foot, a 75-space parking lot, community garden & greenhouse, playground, and basketball court. Existing use includes the Upstate Circle of Friends Community Center. The applicant is proposing to allow an additional use of Medical Clinic within the existing development.

Proposed Land Uses:

The proposed permitted use for the site is to add Medical Clinic to the existing Community Center Use which allows a mix of uses defined in the Greenville County Zoning Ordinance Article 4. There is no residential density proposed for the development.

Community Center – A facility used for recreational, social, educational, and/or cultural activities, usually owned and operated by a public or non-profit group or agency. A community center provides ongoing activities and services for the general benefit of people in the community, such as educational, art, and recreational classes; indoor and outdoor recreational facilities; job training and small business development; child and adult day care; social activities; group meeting space; performance and event space; and kitchen and dining facilities.

Architectural Design:

The applicant states there is currently no significant architectural style for the campus, buildings are lift slab construction that was utilized by schools in the past. All future exterior renovations will comply with the latest edition of the Greenville County Requirements.

Access and Parking:

The site is currently accessed on Ridgeway Drive and a one-way “drop-off” lane is located on E. Dorchester Boulevard, no changes are proposed at this time. The applicant states the existing parking and drive aisles comply with the Greenville County Zoning Ordinance and all future developments will comply with the Greenville County Zoning Ordinance.

Landscaping and Buffering:

The applicant is not proposing to establish a landscape buffer and no changes to the landscaping are

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proposed at this time. The site currently has an 8' in height fence that will remain and the applicant has proposed to make this fencing fully opaque. All new mechanical units will have screening per the latest edition of the Greenville County requirements and existing trash facility with screening is set to remain.

Signage and Lighting:

The applicant is proposing to modify the signage requirements by allowing two new directory signs on Ridgeway Drive; the parameters of the proposed signage is outlined within Section 11 of the Statement of Intent and images are provided on the Preliminary Development Plan. No new site lighting is proposed at this time and any future lighting will comply with the latest edition of the Greenville County requirements.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-12, Single-Family Residential District is located along Ridgeway Drive, a two-lane County-maintained residential road, E Dorchester Boulevard, a two-lane County-maintained residential road, and Williamsburg Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow transparency for any future development of the property while providing a supportive need to the surrounding community. Staff feels allowing a Medical Clinic use within the existing Community Center would not create an adverse impact on surrounding properties.

The development would have to meet the following condition:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.
2. Maintain and establish a landscape buffer, building setback, and signage requirements as specified in the Memo on Comment Responses provided by Staff.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned condition.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Lozko, Planner II

RE: CZ-2024-055

APPLICANT: Isaiah Dunlap of DesignEdge for Upstate Circle of Friends

PROPERTY LOCATION: 29 Ridgeway Dr., E Dorchester Blvd., & Williamsburg Dr., Greenville, SC 29605

PIN/TMS#(s): 0371000700300

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Community Center with Medical Clinic

ACREAGE: 10.62

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential District in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Community Center & Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-Family Residential
East	R-12	Single-Family Residential
South	R-12	Single-Family Residential
West	R-12	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is Accessible via a private sewer system

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.
**Please refer to the Future Land Use Map at the end of the document.
**

**AREA AND COMMUNITY
PLANS:**

The subject property is not part of any area or community plans.

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-12	3.6 units/acre	10.62	38 units
Requested	FRD	N/A		0 units

A successful rezoning would allow for no more dwelling units than is allowed under the current zoning. The current proposed Flexible Review District does not include any residential units.

ROADS AND TRAFFIC:

Ridgeway Drive is a two-lane County-maintained residential road. The parcel has approximately 310 feet of frontage along Ridgeway Drive. E Dorchester Boulevard is a two-lane County-maintained residential road. The parcel has approximately 739 feet of frontage along E Dorchester Boulevard. Williamsburg Drive is a two-lane County-maintained residential road. The parcel has approximately 424 feet of frontage along Williamsburg Drive. The parcel is approximately .46 miles southwest of the intersection of Augusta Road and S Pleasantburg

Drive. The property is not along a bus route but Route 507 is located approximately .5 miles away at Crestfield Road and Glenwoond Lane. There are sidewalks located along Ridgeway Drive.

Location of Traffic Count	Distance to Site	2019	2021	2022
Dorchester Blvd	722' NW	500	450 -11%	400 -11%

**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Southside High School is located within approximately one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

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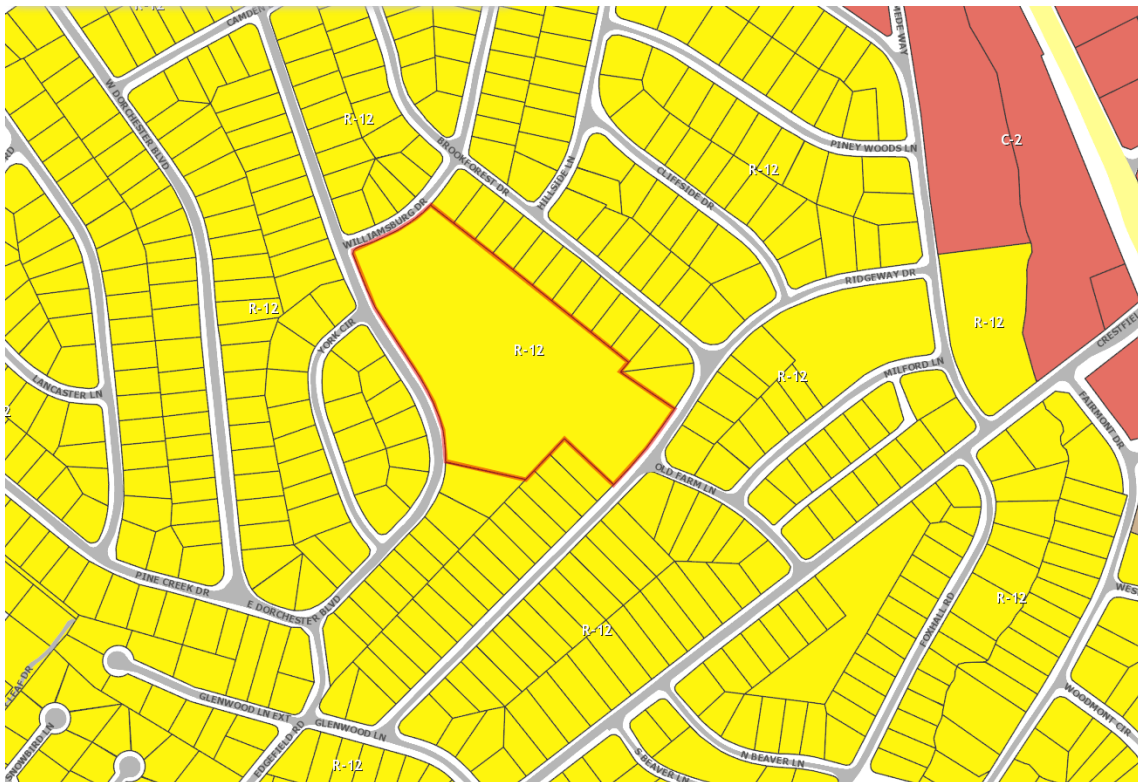
STAFF

RECOMMENDATION:

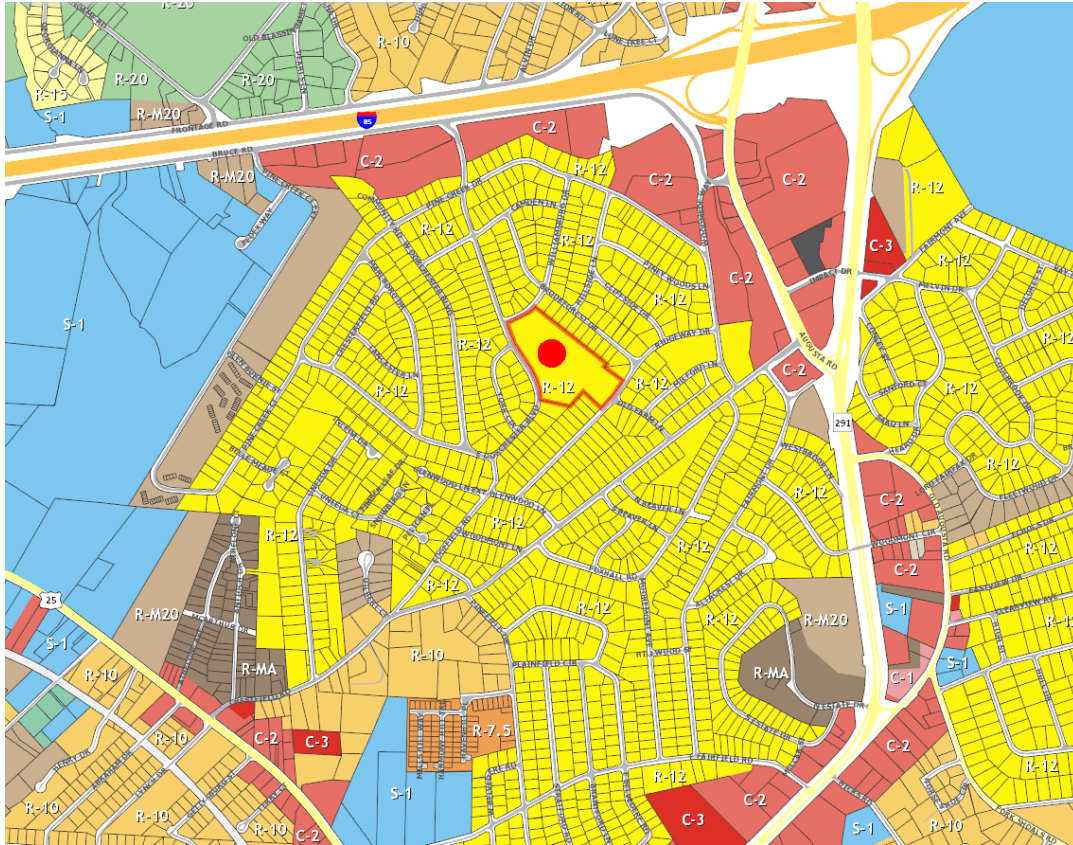
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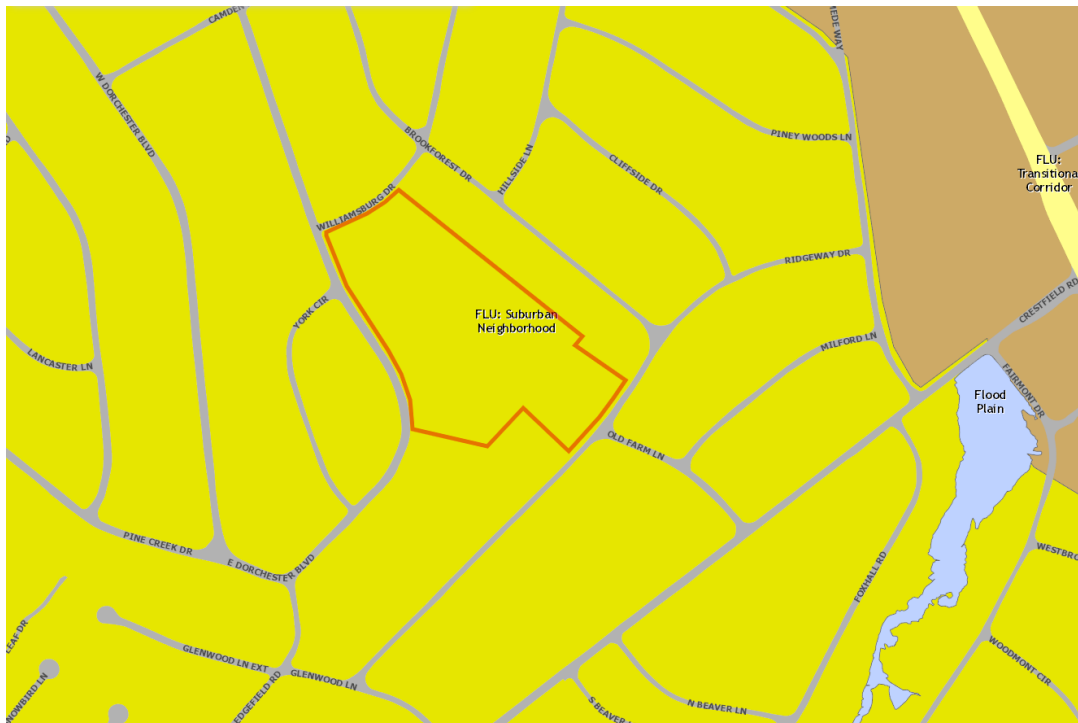
Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map