

Zoning Docket from September 15, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-063	Sheldon Mickens for Azah Temple Number 140 Chapel Rd., Greenville, SC 29605 0400020100103 I-1, Industrial District to C-2, Commercial District	25	Denial	Denial 9/24/25		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on September 15, 2025 were: <u>Speakers For:</u> - Applicant - Would like to rezone to allow to construct a Shriner's Temple - Their current location was damaged by a fire some time ago - Purchased this property back in 2007 - This will be a place where members are able to meet - Trustee - Meetings will be monthly and will also have fundraisers on site <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter <u>For:</u> <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 1.5 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i> with a portion designated as <i>Suburban Neighborhood</i>. The subject property is a part of the <u>South Greenville Area Plan</u> which designates the parcels as <i>Service/Industrial</i>. - Chapel Road is a two-lane privately maintained collector road. The parcel has approximately 232 feet of frontage along Chapel Road. The parcel is approximately 0.05 miles east of the intersection Chapel Road and Donaldson Road. The property is not along a bus route. There are no sidewalks in the area. - Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site, Donaldson Career Center. - The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing Shriner's Temple. CONCLUSION and RECOMMENDATION: The subject parcel zoned I-1, Industrial District is located along Chapel Road, a two-lane privately-maintained collector road. Staff is of the opinion that a successful rezoning to the C-2, Commercial District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Industrial</i>, nor would it be consistent with the <u>South Greenville Area Plan</u> future land use designation of <i>Service/Industrial</i>. Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial District.					



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:	EJ Sherer, Planner I
RE:	CZ-2023-063
APPLICANT:	Sheldon Mickens for Azah Temple Number 140
PROPERTY LOCATION:	Chapel Rd., Greenville, SC 29605
PIN/TMS#(s):	0400020100103
EXISTING ZONING:	I-1, Industrial District
REQUESTED ZONING:	C-2, Commercial District
PROPOSED LAND USE:	Shriner's Temple
ACREAGE:	1.5
COUNCIL DISTRICT:	25 – Fant

ZONING HISTORY: This parcel was originally zoned C-1, Commercial District, in May 1971 as part of Area 2. The parcel was rezoned from C-1, Commercial District, to S-1, Services District as part of Docket CZ-1994-45. It was rezoned from S-1, Services District, to I-1, Industrial District as part of Docket CZ-2002-52.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Commercial
East	I-1	Vacant Land
South	S-1	Commercial, Vacant Land
West	S-1	Governmental Facility (Sheriff's Office)

WATER AVAILABILITY: Greenville Water – Annexation Covenant required

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 *Industrial* with a portion 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 a part of the South Greenville Area Plan which designates the parcels as *Service/Industrial*.

ROADS AND TRAFFIC: Chapel Road is a two-lane privately maintained collector road. The parcel has approximately 232 feet of frontage along Chapel Road. The parcel is approximately 0.05 miles east of the intersection Chapel Road and Donaldson Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2022	2023	2024
Donaldson Road	260' NE	6,900	6,800 -1.47%	7,900 +16.17%

**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site, Donaldson Career Center.

CONCLUSION:

The subject parcel zoned I-1, Industrial District is located along Chapel Road, a two-lane privately-maintained collector road. Staff is of the opinion that a successful rezoning to the C-2, Commercial District would not be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Industrial*, nor would it be consistent with the South Greenville Area Plan future land use designation of *Service/Industrial*.

STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial District.



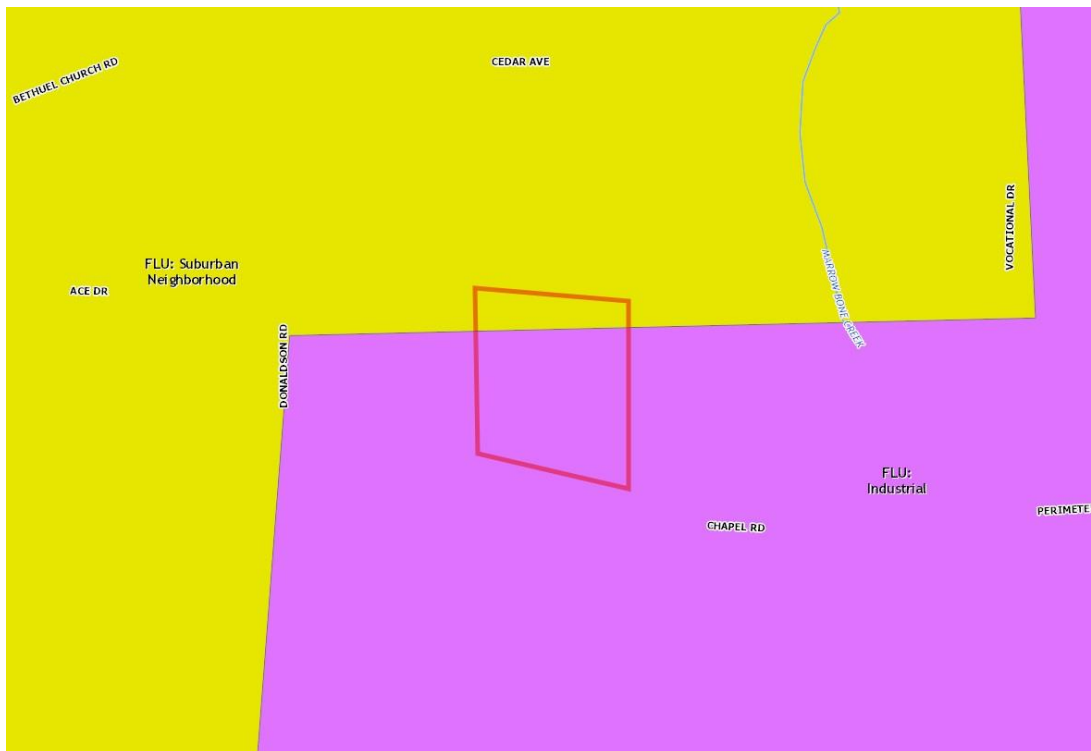
Aerial Photography, 2025



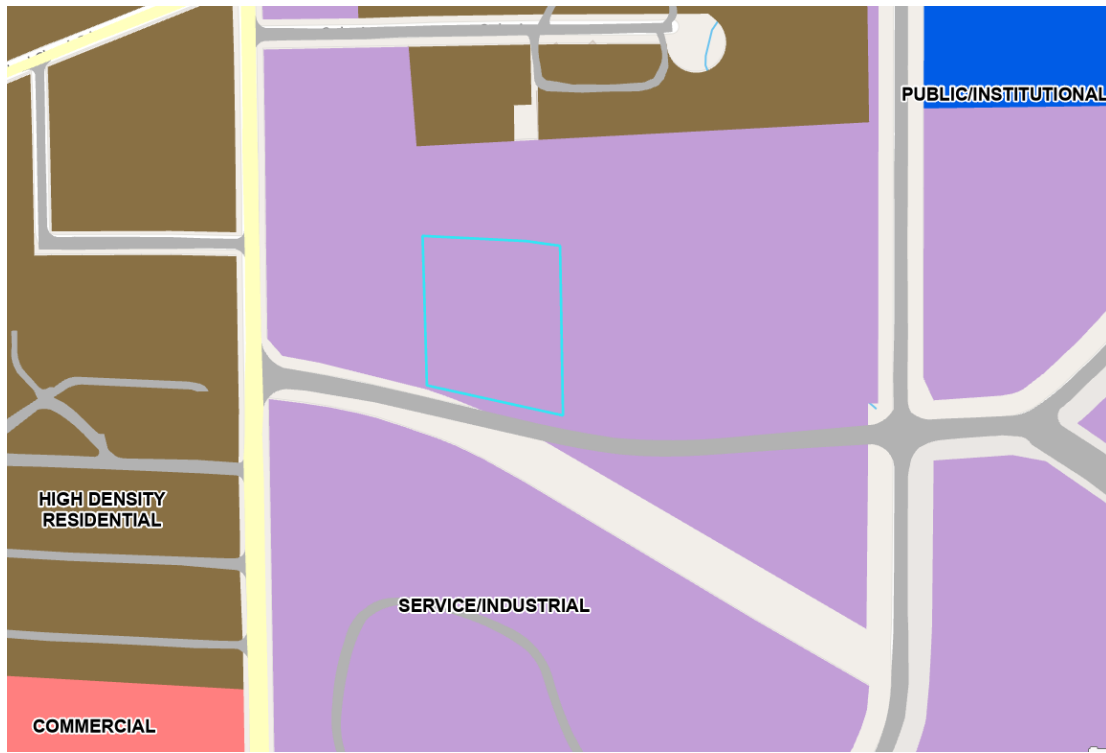
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map