

Zoning Docket from August 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2024-047	Brian Collins of SC Steel, LLC for Store Master Funding XXIII, LLC 114 E. Warehouse Ct. and Artillery Rd., Taylors, SC 29687 P015040100107 O-D, Office District to FRD, Flexible Review District	20	Denial	Denial 8/28/24		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Been at the facility since 1952 across their current location Acquired the parcel in question in 2007 and house an office use Met with neighborhood proposing to rezone to S-1, Services and withdrew a previous application Nothing is really changing except the addition of laydown areas of storage for finished goods (steel) Will provide landscape screening along Artillery Rd. across the street from the residential uses Met with the neighborhood several times and have tried to incorporate any concerns into their design There will not be an increase in traffic, just increase in traffic to this parcel and decreased traffic from other property across the street Has I-1 on one side and S-1 on the other <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 parcel in question Opposed to the use of the property for laydown area for steel Discussed how the property was rezoned to O-D The existing ballfield was left as is and was allowed to be used by recreation activity Feels that this is a “run-around” to allow for an S-1 use in the FRD district The use of the property for a laydown area will cause adverse impact on the residential neighborhood across the street Would like the O-D district remain as a buffer to the neighborhood Citizen <ul style="list-style-type: none"> Lives across the street from the parcel in question Opposes the requested rezoning and would like the existing O-D zone to remain If this is approved, the neighborhood would lose the buffer of the O-D district from other higher intense zoning districts Truck traffic has already increased in this area and do not want to see it increase further Citizen 					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u> Petitions - 65</p>

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	<ul style="list-style-type: none">Moved to the area 30 years ago and likes the residential character of the area <p>List of meetings with staff: N/A</p> <p>**At the public hearing, there were 12 people present in opposition**</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 8.95 acres.The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is not part of any areas or community plans.E. Warehouse Court is a two-lane State-maintained local road and the parcel has approximately 750 feet of frontage along it. Artillery Road is a two-lane County-maintained local road and the parcel has approximately 280 feet of frontage along it. The parcel is approximately .33 miles north-west of the intersection of Artillery Road and Wade Hampton Boulevard. The property is not along a bus route, but there is a bus stop ~0.5 miles away on Wade Hampton Boulevard. There are no sidewalks in the immediate area.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 FRD, Flexible Review District. The applicant is proposing a Business Office and Outdoor Laydown Storage. <p>Project Information:</p> <p>The applicant is proposing to keep the existing business office and parking lot on site, and redevelop the former sports field into a material storage yard.</p> <p>Proposed Land Uses:</p> <p>Proposed uses within the FRD would be those which are allowed within the O-D, Office District, with the addition of outdoor laydown storage.</p> <p>Architectural Design:</p> <p>The applicant states that the architecture will remain in conformance to that of the existing building, with a natural brick façade and standing seam metal roof.</p> <p>Access and Parking:</p> <p>There will be one entrance off of E. Warehouse Court. The existing entrance to the site will be closed and moved. Parking for the site will be provided in accordance with Greenville County Ordinances.</p> <p>Landscaping and Buffering:</p> <p>The applicant states that there will be a 25' building from all lot lines. A 25' landscape buffer will be maintained along Artillery Road. Other landscaping will adhere to County Ordinances, with the exception that evergreen trees would be allowed in lieu of shade trees and shrubbery.</p> <p>Signage and Lighting:</p> <p>The applicant states that signage will adhere to the Greenville County Sign Ordinance, with the exception that directional signs for trucks would be provided. These signs would be a maximum of 9 square feet, with tops no more than 8' off the ground. No signage would be permitted along Artillery Road. Site lighting will adhere to County Ordinances.</p>	

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CONCLUSION and RECOMMENDATION:

The subject property, zoned O-D, Office District is located along E. Warehouse Court, a two-lane State-maintained local road and Artillery Road, a two-lane County-maintained local road. Staff is of the opinion that the proposed use would not be consistent with the Plan Greenville County Comprehensive Plan which designates the property as *Traditional Neighborhood*. Additionally, staff feels the proposed use could negatively impact the surrounding residential properties.

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.



Greenville County Planning Division
Department of Zoning Administration
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-047

APPLICANT: Brian Collins of SC Steel, LLC for Store Master Funding XXIII, LLC

PROPERTY LOCATION: 114 E. Warehouse Ct. and Artillery Rd., Taylors, SC 29687

PIN/TMS#(s): P015040100107

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Business Office & Laydown Storage

ACREAGE: 8.95

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: The property was originally zoned R-10, Single-Family Residential District in May, 1970 as part of Area 1. A portion of the property was rezoned from R-10 to O-D, Office District as part of Docket CZ-1974-007. Previous Docket CZ-2004-029 to rezone the property from R-10 to S-1, Services District was denied. Docket CZ-2006-075 to rezone the remaining R-10 portion of the property from to O-D was approved. Docket CZ-2024-006 to rezone the property from O-D to S-1 was withdrawn by the applicant prior to public hearing. There have been no other rezoning requests for the property.

EXISTING LAND USE: Business Office

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial
East	S-1	Manufactured Home Park
South	R-10	Single-Family Residential
West	O-D, R-10	Office, Single-Family Residential

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 *Traditional 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	O-D	0 units/acre	8.95	0 units
Requested	FRD	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: E. Warehouse Court is a two-lane State-maintained local road and the parcel has approximately 750 feet of frontage along it. Artillery Road is a two-lane County-maintained local road and the parcel has

approximately 280 feet of frontage along it. The parcel is approximately .33 miles north-west of the intersection of Artillery Road and Wade Hampton Boulevard. The property is not along a bus route, but there is a bus stop ~0.5 miles away on Wade Hampton Boulevard. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2019	2021	2022
E. Warehouse Court	2,750' W	1,450	1,200 -17.2%	1,350 -12.5%

**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.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to keep the existing business office and parking lot on site, and redevelop the former sports field into a material storage yard.

Proposed Land Uses:

Proposed uses within the FRD would be those which are allowed within the O-D, Office District, with the addition of outdoor laydown storage.

Architectural Design:

The applicant states that the architecture will remain in conformance to that of the existing building, with a natural brick façade and standing seam metal roof.

Access and Parking:

There will be one entrance off of E. Warehouse Court. The existing entrance to the site will be closed and moved. Parking for the site will be provided in accordance with Greenville County Ordinances.

Landscaping and Buffering:

The applicant states that there will be a 25' building from all lot lines. A 25' landscape buffer will be maintained along Artillery Road. Other landscaping will adhere to County Ordinances, with the exception that evergreen trees would be allowed in lieu of shade trees and shrubbery.

Signage and Lighting:

The applicant states that signage will adhere to the Greenville County Sign Ordinance, with the exception that directional signs for trucks would be provided. These signs would be a maximum of 9 square feet, with tops no more than 8' off the ground. No signage would be permitted along Artillery Road. Site lighting will adhere to County Ordinances.

CONCLUSION:

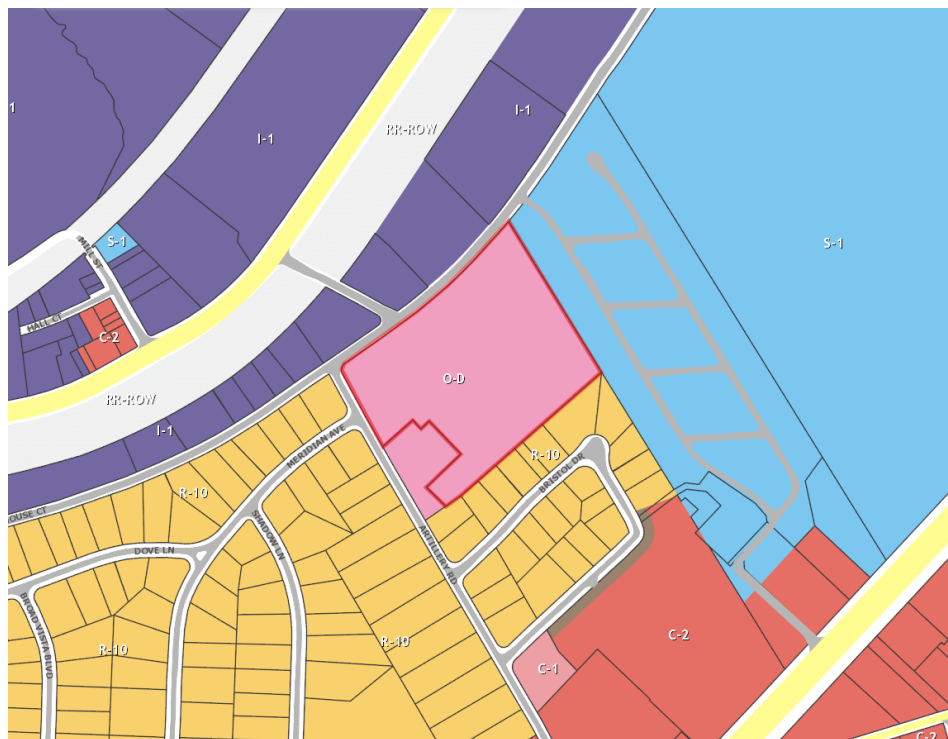
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STAFF**RECOMMENDATION:**

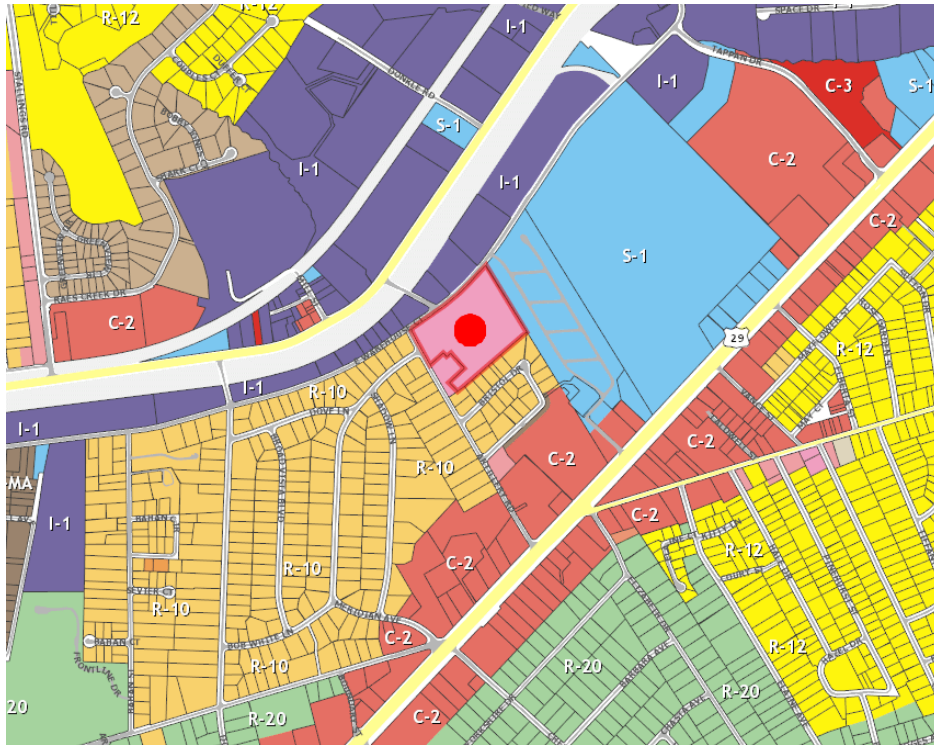
Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map