

**Zoning Docket from June 14, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-55	John Parker of North Main Exchange, LLC for North Main Exchange, LLC 304 Arcadia Drive and Worley Road 0176000100200 I-1, Industrial District to FRD, Flexible Review District	23	Approval with Conditions	Approval with Conditions 6-23-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 14, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants more collaborate uses</li> <li>• Is currently a vacant former textile facility</li> <li>• Envisions future gym or restaurant type uses on site</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> 10/20/20, 1/19/21, 1/20/21, &amp; 4/12/21</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. Floodplain is not present on the overall site. Two schools are located within one mile of the site: Summit Drive Elementary School and the Meyer Center for Special Children Charter School. The property is along a bus route, Route 505. There are also no sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned I-1, Industrial and is 7.1 acres of land located on Arcadia Drive and Worley Road, and is approximately 0.19 miles north of the intersection of Rutherford Road and Worley Road. The subject parcel has approximately 1,804 feet of frontage along Arcadia Drive and 376 feet of frontage along Worley Road.. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states that the proposed land use is for Commercial and Industrial Flex Space.</p> <p><b>PROJECT INFORMATION:</b></p> <p>The applicant is proposing a mixed-use development. The site consists of one parcel consisting of 7.1 acres that will feature one or two structures with commercial and industrial uses.</p> <p><b>Proposed Land Uses:</b></p> <p>The applicant states that all uses permitted in the C-3, Commercial District and I-1, Industrial District will be permitted within the Flexible Review District, except for the following uses:</p> <ul style="list-style-type: none"> <li>• Adult Entertainment Establishments (Sexually Oriented Businesses)</li> <li>• Automobile Service Station</li> <li>• Bed and Breakfast</li> <li>• Cemetery</li> <li>• Columbaria</li> <li>• Dwelling of any type</li> <li>• Fireworks Stands (temporary)</li> </ul>					

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- Golf Courses
- Hospital
- Hotel/Motel
- Landfills – Sanitary
- Laundromat – Self-Service
- Manufactured Home Park Office
- Manufactured Home Sales
- Quarries
- Shooting Range, outdoor
- Storage Buildings for on-site residents

In addition, the following use that is not currently permitted in the I-1, Industrial or C-3, Commercial districts will be permitted within the FRD, Flexible Review District:

- Nightclub, Tavern

### **Architectural Design:**

The site currently has one existing 107,455 square foot building that consists of a typical warehouse/industrial style with a brick façade. According to the applicant, depending on the use, the building may be up-fitted to include additional doors and/or windows, loading docks, awnings/overhangs, cosmetic improvements, etc. An additional potential building is also being proposed. If constructed, the applicant states that this building will be a maximum of 40,000 square feet with a maximum height of 40 feet, and have a similar style to the current existing building on site. Building materials for the additional proposed building will be tilt up concrete panels.

### **Access and Parking:**

The site is accessed via three ingress/egress points along Arcadia Drive, with an additional connection via parking area to the site adjacent to the south. The applicant states that parking will be provided at 90 percent of the requirements found in Table 12.1 of the Greenville County Zoning Ordinance, due to the close proximity to the proposed Greenlink bus facility and to a future Swamp Rabbit Trail extension. Additionally, there is a current bus stop approximately 0.5 miles away at the intersection of Rutherford Road and Morristown Drive.

### **Landscaping and Buffering:**

Landscaping and buffering will meet the requirements of Section 12:9 of the Greenville County Zoning Ordinance and Sections 8.21 and 10.2.2 of the Greenville County Land Development Regulations. Also, the applicant states that any new required stormwater detention areas will be landscaped to blend within the development.

### **Signage and Lighting:**

The applicant states that signage on site will consist of on-building signage, and possibly freestanding signage. The applicant would like to allow a mural on site. Additionally, all signage will meet the requirements of Greenville County Sign Ordinance and not exceed 20 square feet (sign copy area) and 8 feet in height.

According to the applicant, parking lot lighting and wall packs are existing on site. Site lighting will be brought up to meet Greenville County requirements; including being full-cutoff and not creating light trespass onto neighboring properties. Maximum height of lighting will be 40 feet.

### **CONCLUSION**

The subject parcel, zoned I-1, Industrial, is located along Arcadia Drive, a two-lane County maintained Residential Road, and Worley Road, a City of Greenville-maintained Residential Road, and is adjacent to existing industrial businesses. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for both industrial and commercial uses to be permitted in this area,

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which may allow for greater use and redevelopment of the site.

The development will have to meet the following conditions:

1. Please show and include sidewalks between building and parking areas, as well as to the edge of the property.
2. Please reduce site lighting to be a maximum height of 30 feet.
3. Meet all requirements of Greenville County and the Traffic Impact Study dated May 4, 2021.
4. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

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



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Megan Staton, Deputy Zoning Administrator

**RE:** CZ-2021-55

**APPLICANT:** John Parker of North Main Exchange, LLC for North Main Exchange, LLC

**PROPERTY LOCATION:** 304 Arcadia Dr. and Worley Rd.

**PIN/TMS#(s):** 0176000100200

**EXISTING ZONING:** I-1, Industrial District

**REQUESTED ZONING:** FRD, Flexible Review District

**PROPOSED LAND USE:** Industrial and Commercial Flex Space

**ACREAGE:** 7.1

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** This parcel was originally zoned I-1, Industrial in April 1972 as part of Area 3. There have been no other rezoning requests for this parcel.

**EXISTING LAND USE:** Warehouse

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Automotive Parts Store
East	S-1 (City of Greenville)	Church
South	I-1	Industrial Offices
West	R-7.5	Vacant – Proposed Bus Terminal

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer District

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

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

**ROADS AND TRAFFIC:**

Arcadia Drive is a two-lane County-maintained local road. Worley Road is a two-lane City of Greenville-maintained collector road. The parcel has approximately 1,804 feet of frontage along Arcadia Drive and 376 feet of frontage along Worley Road. The parcel is approximately 0.19 miles north of the intersection of Rutherford Road and Worley Road. The property is along a bus route, Route 505. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Worley Rd.	0' E	3,500	3,400 -2.9%	4,000 +15.0%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Summit Drive Elementary School and the Meyer Center for Special Children Charter School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing a mixed-use development. The site consists of one parcel consisting of 7.1 acres that will feature one or two structures with commercial and industrial uses.

**Proposed Land Uses:**

The applicant states that all uses permitted in the C-3, Commercial District and I-1, Industrial District will be permitted within the Flexible Review District, except for the following uses:

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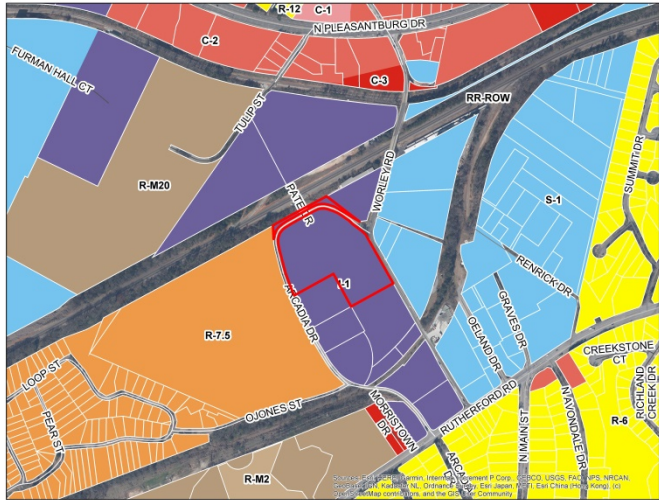
**STAFF**

**RECOMMENDATION:**

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



Aerial Photography, 2020



Zoning Map





Plan Greenville County, Future Land Use Map