

**Zoning Docket from October 17, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-087	Site Design for Windward Partners IV Lp 5008 Old Spartanburg Rd., Taylors, SC 29687 0538130100105 & 0538130100103 PD, Planned Development District to PD-MC, Planned Development – Major Change	22	Approval with Condition			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing October 17, 2022 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject parcel is 0.5 acres.</li> <li>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Center</i>.</li> <li>Old Spartanburg Road is a five-lane State-maintained arterial road. The parcel has approximately 119 feet of frontage along Old Spartanburg Road. The parcel is approximately 0.09 miles south of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus route. There are sidewalks in the area.</li> <li>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: Brushy Creek Elementary and Eastside High.</li> <li>The applicant is proposing a new building on the front parcel (TMS #0538130100105) in a similar location to a former building, which was destroyed by fire in 2020. It is proposed that lot lines between the parcels will be redrawn; however, no changes are proposed within the existing buildings and uses.</li> </ul> <p><b>PROJECT INFORMATION</b></p> <p>The applicant is proposing a new building on the front parcel (TMS #0538130100105) in a similar location to a former building, which was destroyed by fire in 2020. It is proposed that lot lines between the parcels will be redrawn; however, no changes are proposed within the existing buildings and uses.</p> <p><b>Proposed Land Uses:</b> The intended uses for the site are to include two retail units and one restaurant with a drive through.</p> <p><b>ARCHITECTURAL DESIGN</b></p> <p>The applicant states that the architectural style will match the current commercial style of Eastgate Village. Materials will consist of decorative EIFS, brick veneer, fiber cement siding, and membrane</p>					

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roofing screened by architectural parapets. Additionally, the proposed building will have small awnings similar in style to the existing buildings' awnings, including one for the drive through.

**Access and Parking:**

The site will be accessed on Old Spartanburg Road. There will be 13 dedicated parking spaces for the proposed building on the parcel with TMS #0538130100105. Additionally, shared parking is permitted throughout Eastgate Village.

**Landscaping and Buffering:**

The applicant proposes a 4-ft. landscaped area along Old Spartanburg Road, as well as a new tree in landscape islands where there is no outdoor dining, underground trash, or other site feature.

**Signage and Lighting:**

The applicant is proposing a new monument sign and building signage for TMS #0538130100105. New building mounted lighting is proposed.

**CONCLUSION and RECOMMENDATION**

The subject parcels, zoned PD, Planned Development District are located along Old Spartanburg Road, a five-lane State-maintained arterial road. Staff is of the opinion that the requested zoning of PD-MC, Planned Development, Major Change, would allow for rebuilding of a commercial building on TMS #0538130100105, and would be consistent with the surrounding land uses.

The development would have to meet the following condition:

1. Submit Final Development 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 PD-MC, Planned Development – Major Change with the aforementioned condition.



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

**FROM:** Lisa Mann, Planner II

**RE:** CZ-2022-087

**APPLICANT:** Site Design for Windward Partners IV Lp

**PROPERTY LOCATION:** 5008 Old Spartanburg Rd., Taylors, SC 29687

**PIN/TMS#(s):** 0538130100105 & 0538130100103

**EXISTING ZONING:** PD, Planned Development District

**REQUESTED ZONING:** PD-MC, Planned Development District – Major Change

**PROPOSED LAND USE:** Retail and Restaurant

**ACREAGE:** 0.5

**COUNCIL DISTRICT:** 22 – Tzouvelekas

**ZONING HISTORY:** The property was initially zoned R-12 in May 1970 as part of Area 1. In 1992, through Board of Zoning Appeals case CB-72-74, the initial R-12 zoning was approved for a PUD, Planned Unit Development Overlay. In 1993, through rezoning docket CZ-93-81, the R-12/PUD Overlay was successfully rezoned to PD-C, Planned Development Commercial. There have been no other rezoning requests.

**EXISTING LAND USE:** Commercial

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Elementary School
East	PD and R-12	Commercial and Church
South	PD	Mixed-Use Commercial
West	R-MA	Church

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban 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:**

Old Spartanburg Road is a five-lane State-maintained arterial road. The parcel has approximately 119 feet of frontage along Old Spartanburg Road. The parcel is approximately 0.09 miles south of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Old Spartanburg Rd / E North St	5,791' SW	17,200	18,200 +5.8%	21,800 +19.8%

**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: Brushy Creek Elementary and Eastside High.

**REVIEW DISTRICT DETAILS:****Project Information:**

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**ARCHITECTURAL DESIGN:**

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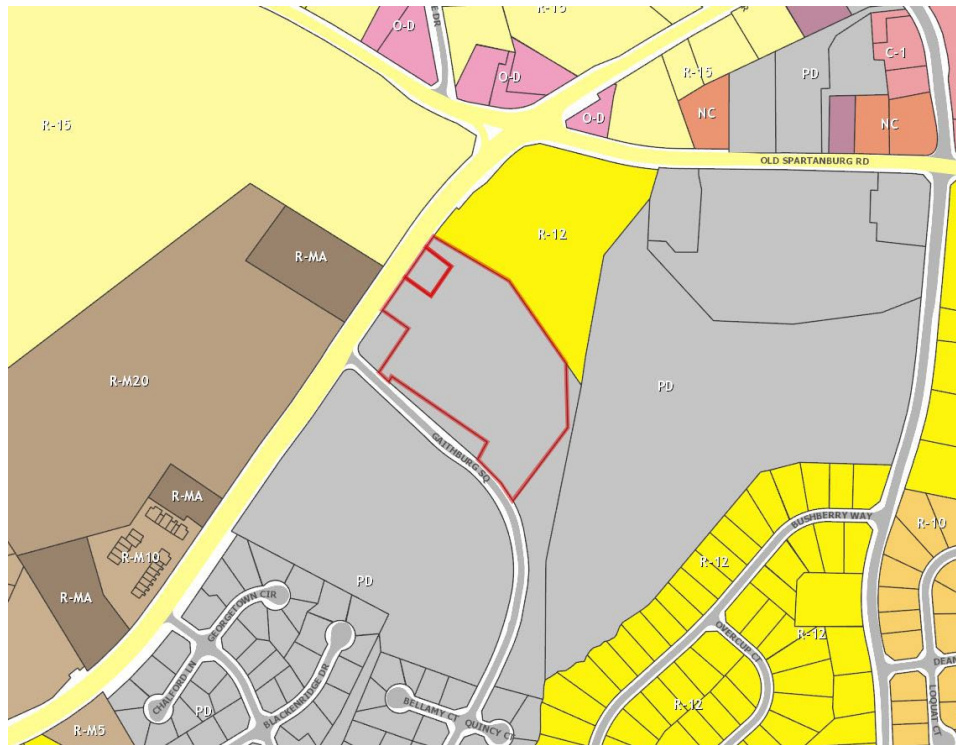
**STAFF****RECOMMENDATION:**

Based on these reasons, Staff recommends approval of the requested rezoning to PD-MC, Planned Development, Major Change with the

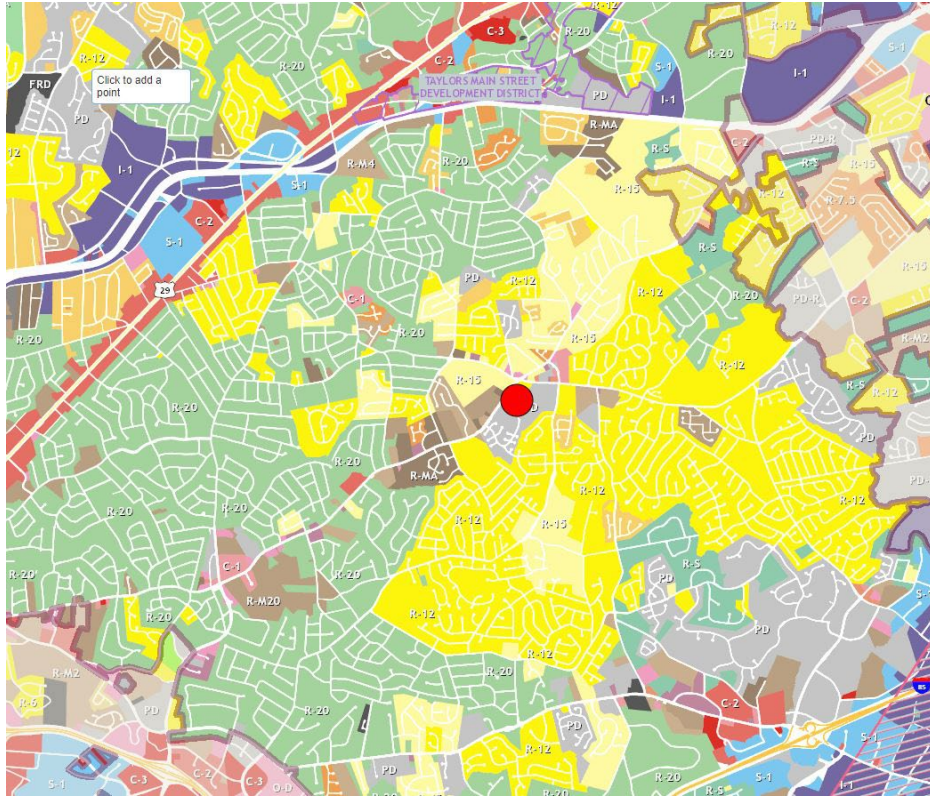
aforementioned condition.



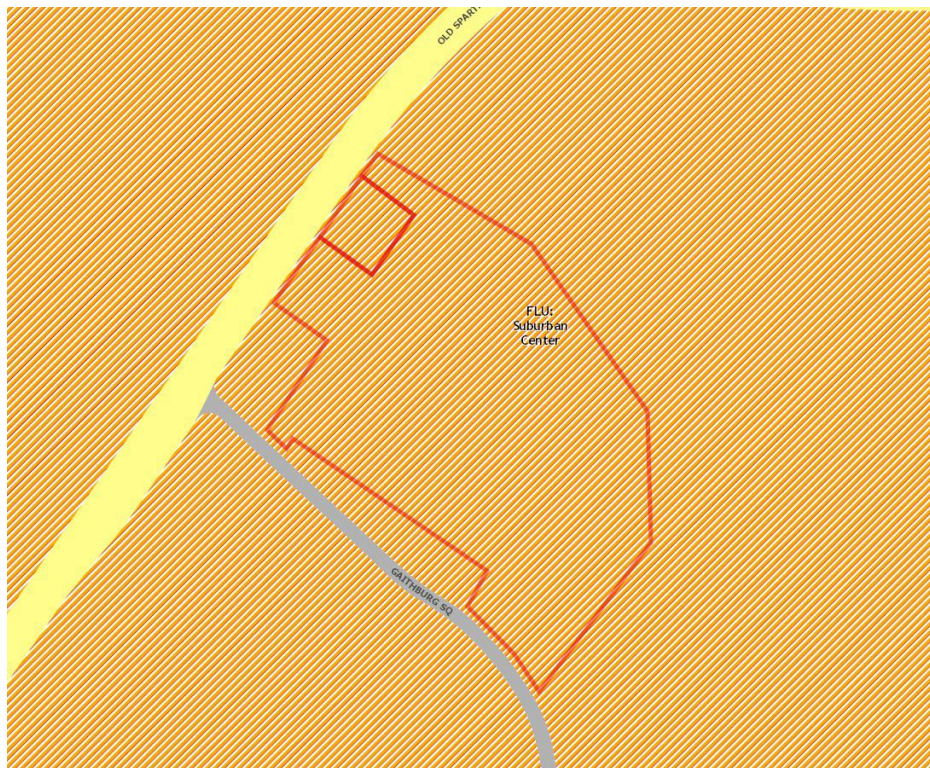
Aerial Photography, 2022



Zoning Map



Zoning Map



Plan Greenville County, Future Land Use Map