

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-013	Shannon Caldwell of NAI Earle Furman for Kaizen Investments, LLC 8 Distribution Court 0530040100427 I-1, Industrial District to S-1, Service District	21	Approval	Approval 1/25/23		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to rezone to S-1, Services for light manufacturing and distribution • Will open a catering kitchen at this location with no food served on the premises 2. Applicant <ul style="list-style-type: none"> • Outgrown their current location and need to relocate • Will have between 20-40 employees <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> Petition – 2</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of 1.2 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. • Distribution Court is a two-lane Private-maintained road. The parcel has approximately 422 feet of frontage along Distribution Court. The parcel is approximately 0.4 miles east of the intersection of Distribution Court and S. Batesville Road. The property is along a bus route, Route 504. There are no sidewalks along the property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Oakview Elementary is located within one mile of the site. • The applicant is requesting to rezone the property to S-1, Service District. The applicant is proposing warehouse & distribution with catering kitchen. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned I-1, Industrial District is located along Distribution Court, a two-lane Privately-maintained road. Staff is of the opinion that the requested rezoning to S-1, Services District would allow uses that are compatible with the adjacent uses and would not create additional adverse impacts on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-013

APPLICANT: Shannon Caldwell of NAI Earle Furman for Kaizen Investments, LLC

PROPERTY LOCATION: 8 Distribution Court, Greer, SC 29650

PIN/TMS#(s): 0530040100427

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Warehouse & Distribution with Catering Kitchen

ACREAGE: 1.2

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: This property was originally zoned I-1, Industrial District in May 1971 as part of Area 2. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Warehouse Building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Warehouse
East	I-1	Warehouse
South	I-1	Warehouse
West	I-1	Warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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:

Distribution Court is a two-lane Privately-maintained road. The parcel has approximately 422 feet of frontage along Distribution Court. The parcel is approximately 0.04 miles east of the intersection of Distribution Court and S. Batesville Road. The property is not along a bus route. There are no sidewalks along the property.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Oakview Elementary is located within one mile of the site.

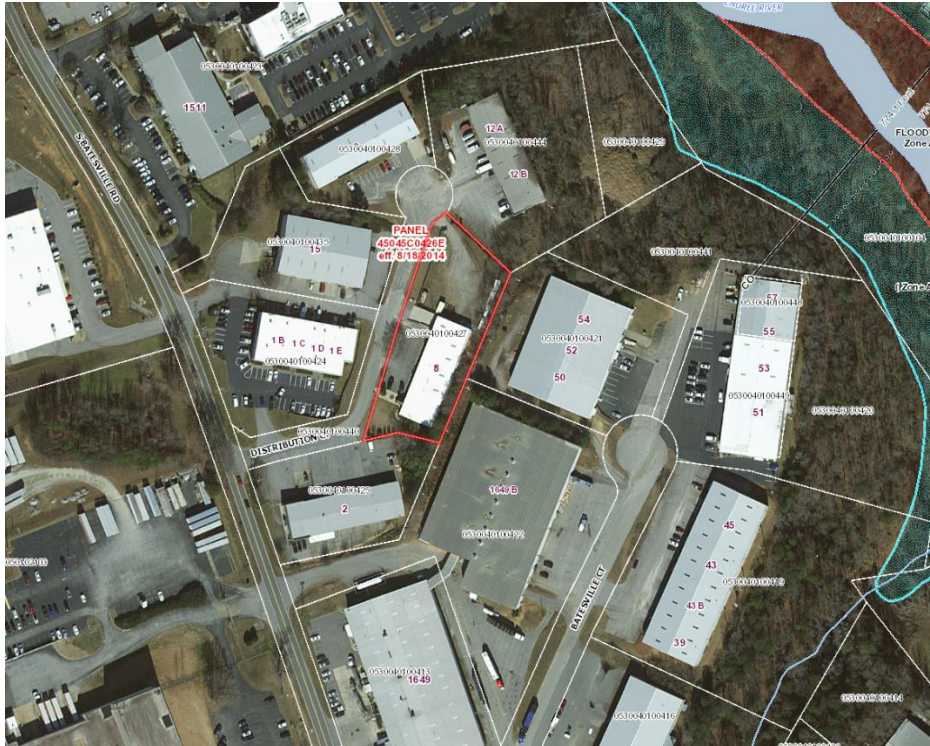
CONCLUSION:

The subject parcel zoned I-1, Industrial District is located along Distribution Court, a two-lane Privately-maintained road. Staff is of the opinion that the requested rezoning to S-1, Services District would allow uses that are compatible with the adjacent uses and would not create additional adverse impacts on surrounding properties.

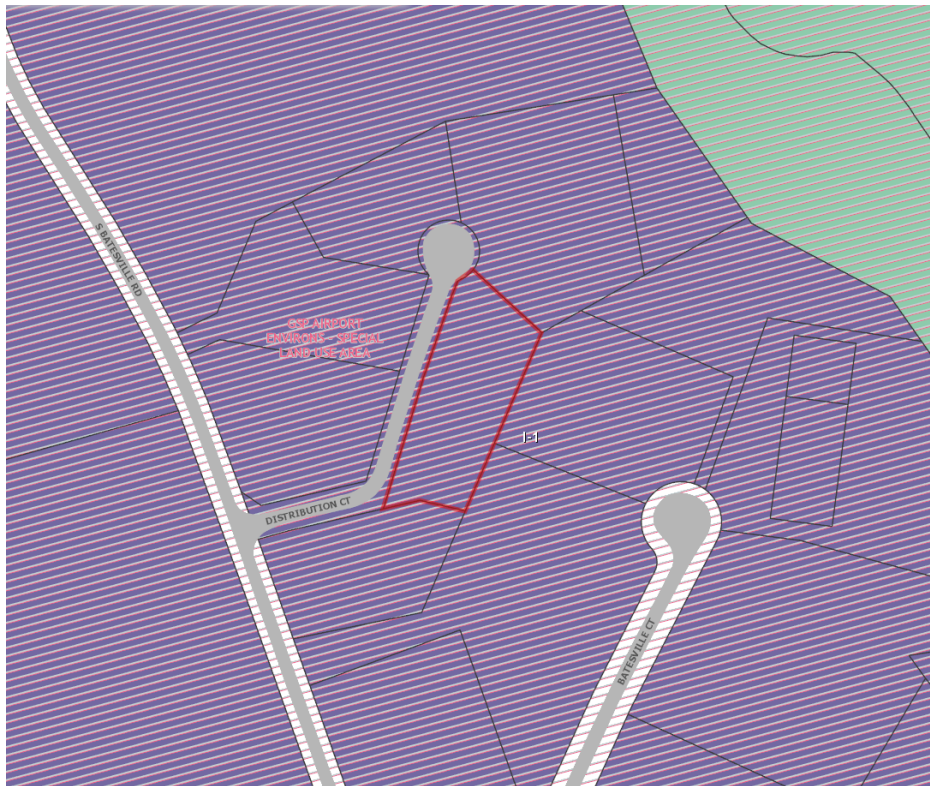
STAFF

RECOMMENDATION:

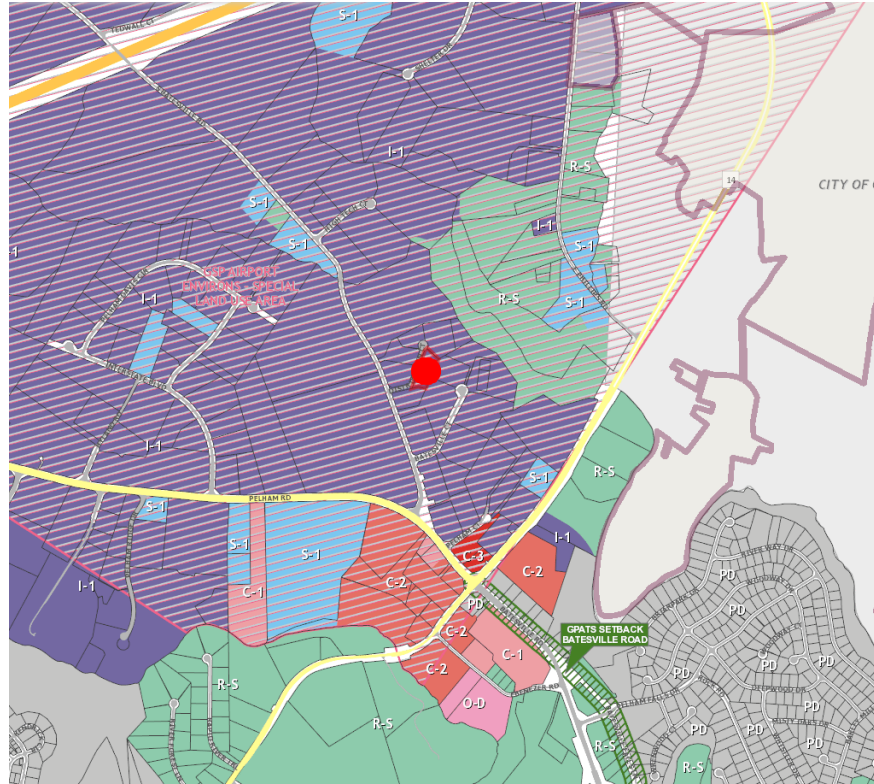
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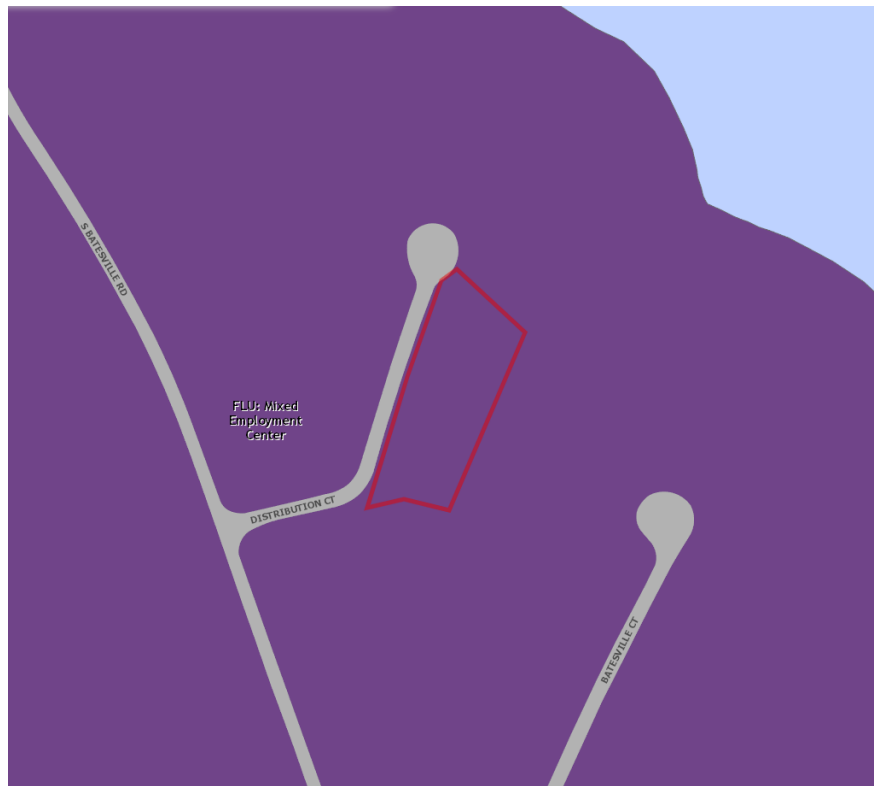
Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map