

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-30	<p>Matthew Clayton Driggers for Smith Road Investments and Thomas P. Hartness Revocable Trust</p> <p>Rocky Point Way, Society Street and Odell Street</p> <p>0533020100600 (portion), 0533020100701(portion) and 0533020100713 (portion)</p> <p>PD, Planned Development to PD, Planned Development, Major Change</p>	21	Approval	Approval 4-25-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Main entrance will be located off of Highway 14 • Creating a community where people can come to eat, shop and live • Hartness is being built as a community <p>2) Resident</p> <ul style="list-style-type: none"> • Reviewed traffic study • Build out phases until 2029, agrees with this plan • Approve rezoning <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant: 2/21/18</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p>
Staff Report	<p>The subject parcel zoned PD, Planned Development, is 7 acres of property that will be located on Odell Street approximately 1.75 miles southwest of the intersection of Pelham Road and Highway 14. The applicant is requesting a major change to the PD, Planned Development. The proposal is an additional mixed use area shown in the Statement of Intent (SOI) and concept plans as Mixed Use Area 3, MU-3.</p> <p>The applicant is requesting that a portion of the parcels, totaling 7 acres, be changed to allow the newly proposed Mixed Use Area 3, MU-3. This proposed MU-3 would contain a “boutique” inn not to exceed 70,000 square feet. These buildings would contain: guest rooms, suites, cottages, restaurant, day spa, ballroom, and corporate meeting rooms. The inn is to adjoin with the existing Hartness family home, and with similar architectural scale and character. The access to the portion of the proposed MU-3 area will be internally via Odell Street and Alester Square Extension.</p> <p>All lighting will be in accordance with the Hartness Pattern Book and Architectural Design Guidelines. Commercial building exterior lighting will consist of wall-mounted fixtures (sconces, lanterns, etc.) that are consistent with the architectural design of the building. Monument and way-finding signage will be used in the MU-3 tract.</p> <p>The proposed inn will be two stories tall on the front elevation and three stories on the rear (facing the ponds) with the top of the parapet wall being 32 feet. The restaurant and detached cottages are all one story buildings.</p>					

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	<p>The proposed MU-3, Mixed Use Area is consistent with the overall purpose of the Hartness PD. The proposed buildings, signage, lighting, and architectural features will be consistent with the Hartness development. The allowable uses are complimentary to the live, work, and play community concept. Appropriate buffering and transition of uses are provided for existing homes within the PD adjacent to this area.</p> <p>Based on these reasons staff recommends approval of the requested Major Changes to PD, Planned Development.</p>
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DOCKET NUMBER: CZ-2018-30

APPLICANT: Matthew Clayton Driggers for Smith Road Investments and Thomas P. Hartness Revocable Trust

PROPERTY LOCATION: Rocky Point Way, Society Street and Odell Street

PIN/TMS#(s): 0533020100600 (portion), 0533020100701(portion) and 0533020100713 (portion)

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 7

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The subject property was originally zoned R-S in May 1971. This portion of the subject property was rezoned to R-15, Single-Family Residential in 1996. In 2001 the property was rezoned to PD, Planned Development District, as rezoning Docket CZ-2001-080.

EXISTING LAND USE: single-family residential and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	vacant land
East	PD	single-family residential and vacant land
South	PD	vacant land
West	PD	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Rocky Point Way: two-lane County-maintained local
 Society Street: two-lane County-maintained local
 Odell Street: two-lane private drive

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
South Highway 14	4,000' SE	12,900	9,700 -24.8%	13,000 34%

SUMMARY:

The subject parcel zoned PD, Planned Development, is 7 acres of property that will be located on Odell Street approximately 1.75 miles southwest of the intersection of Pelham Road and Highway 14.

The applicant is requesting a major change to the PD, Planned Development. The proposal is an additional mixed use area shown in the Statement of Intent (SOI) and concept plans as Mixed Use Area 3, MU-3.

The applicant is requesting that a portion of the parcels, totaling 7 acres, be changed to allow the newly proposed Mixed Use Area 3, MU-3. This proposed MU-3 would contain a "boutique" inn not to exceed 70,000 square feet. These buildings would contain: guest rooms, suites, cottages, restaurant, day spa, ballroom, and corporate meeting rooms. The inn is to adjoin with the existing Hartness family home, and with similar architectural scale and character. The access to the portion of the proposed MU-3 area will be internally via Odell Street and Alester Square Extension.

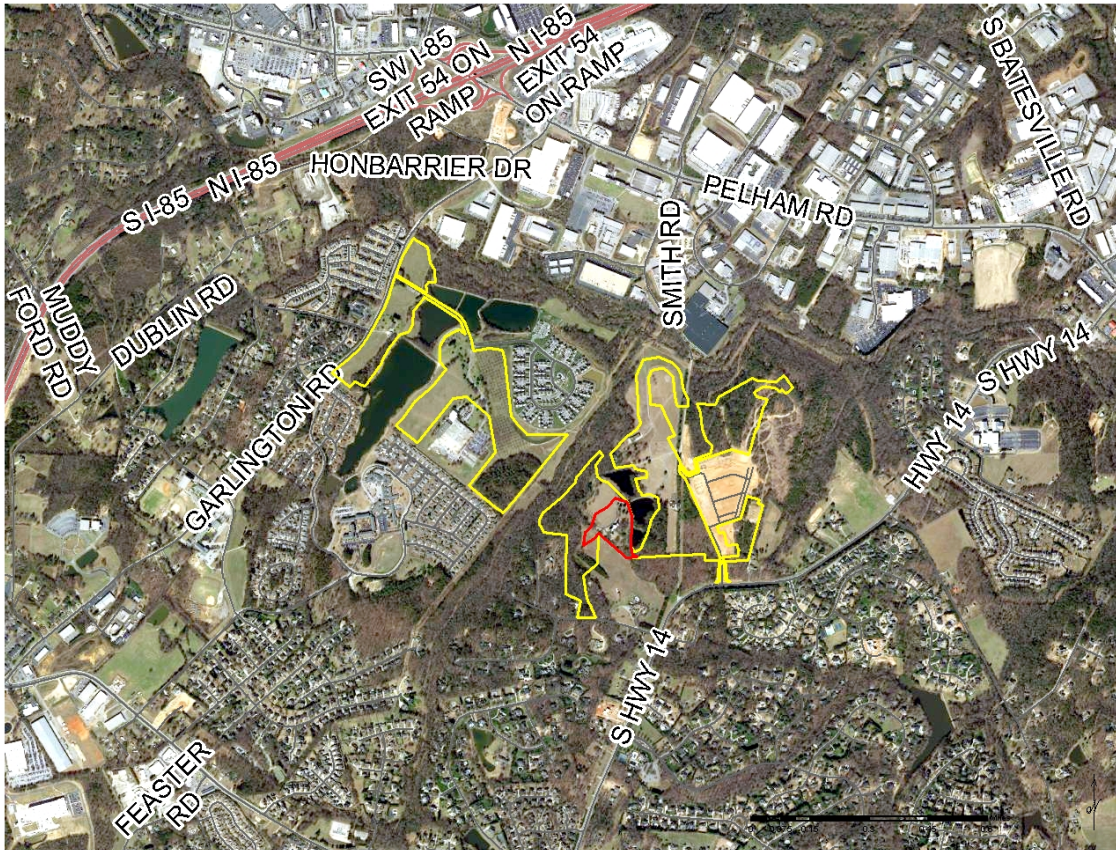
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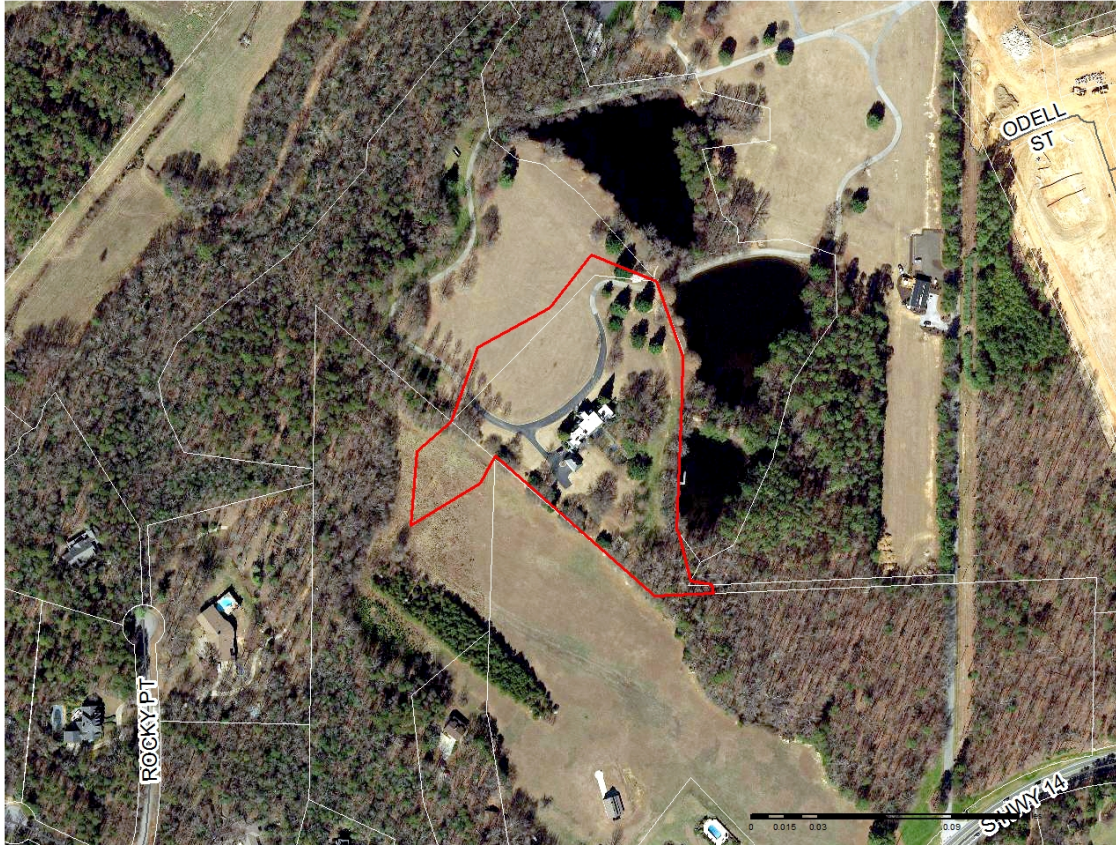
CONCLUSION:

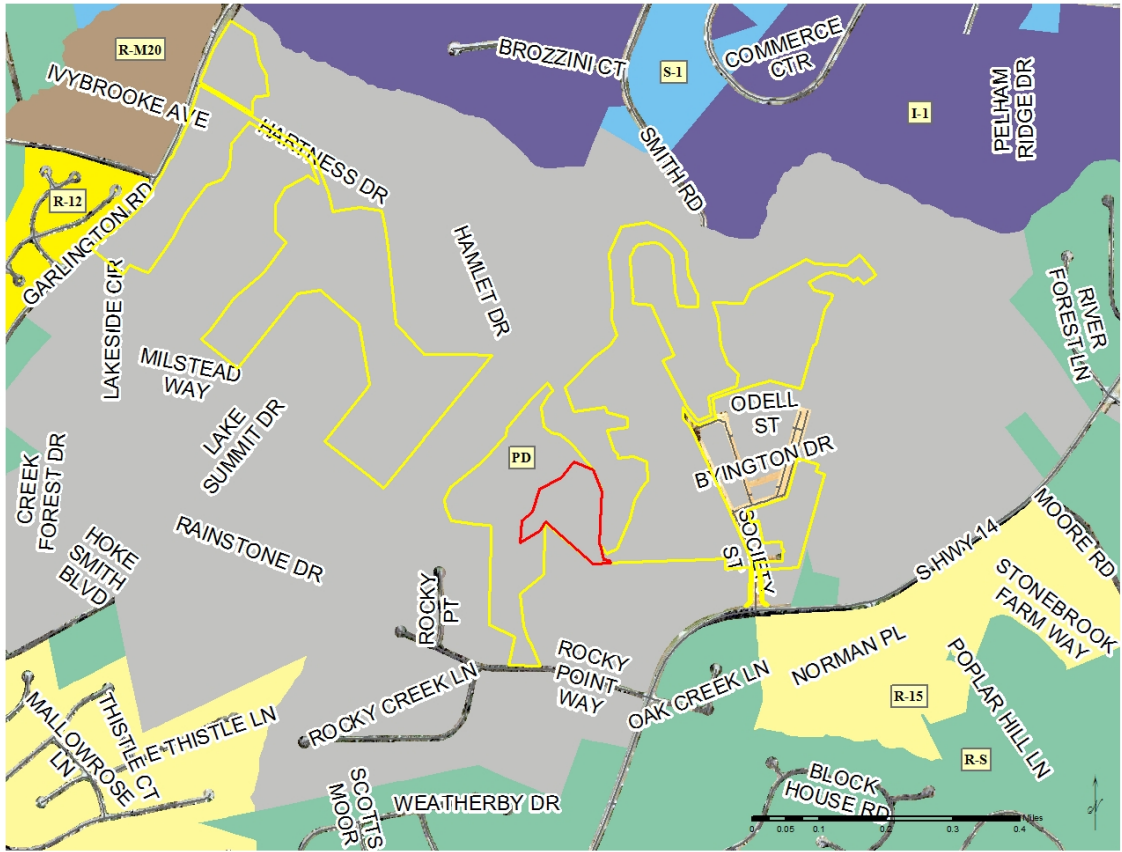
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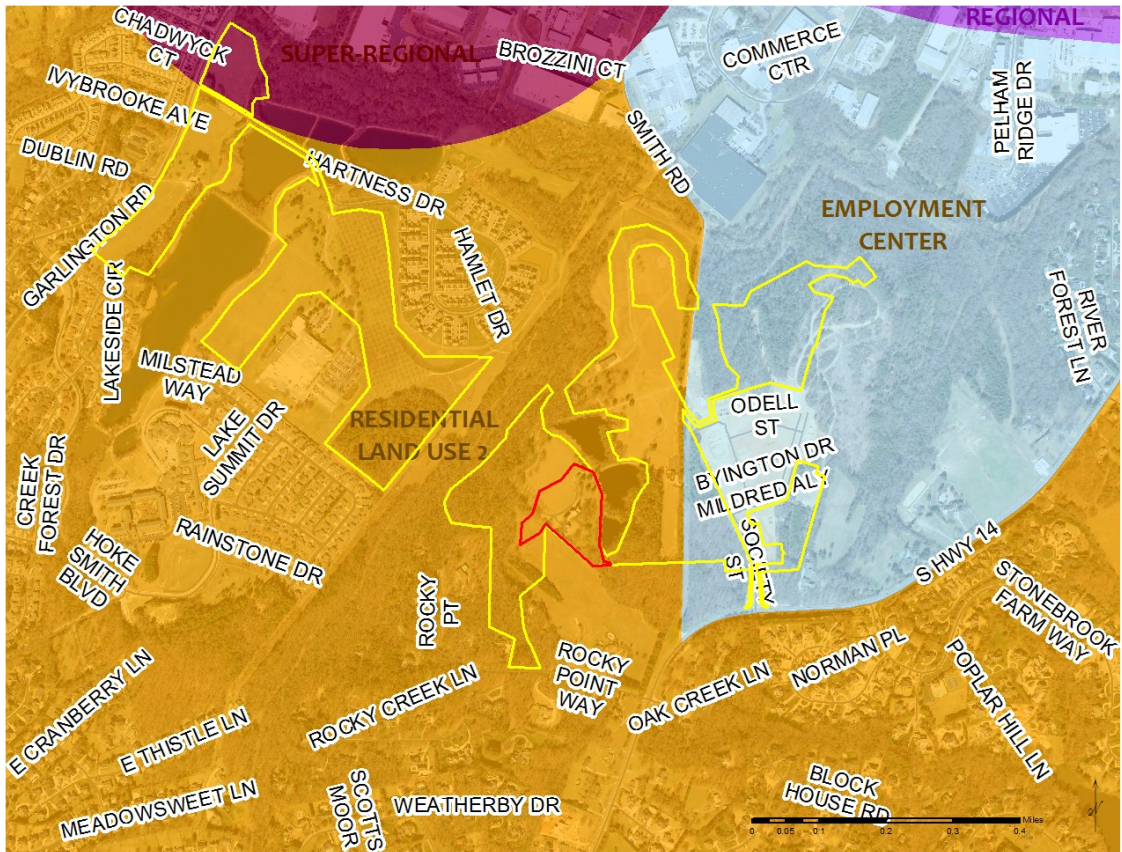
Aerial Photography, 2017





Zoning Map





Future Land Use Map