

Zoning Docket from June 17, 2019 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|-------------------------|---------------------------------|----------|---|
| CZ-2019-45 | Matthew Clayton Driggers for Smith Road Investments and Hartness Development, Inc. 3500 S. Highway 14 0533020100600, 0533020100701, and 0533020100713 PD, Planned Development to PD, Planned Development, Major Change | 21 | Approval with condition | Approval with condition 6-26-19 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Explained the requested concept. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant: April 24, 2019</p> | | | | | <p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p> |
| Staff Report | <p>ANALYSIS:</p> <p>The creation of the MU-3 classification within the Hartness Development happened in 2018. The MU-3 classification was taken from the original existing residential SF-2 and SF-3 areas. MU-3 allows for the use of the existing historic Hartness home to be used and added onto for a boutique inn. The approved rezoning allowed for the inn to be a maximum of 70,000 square feet on approximately 7.44 acres. The inn’s permitted uses consist of guest rooms, suites, cottages, a restaurant, a day spa, a ballroom and corporate meeting rooms.</p> <p>The applicant is requesting a major change to the PD, Planned Development Hartness Inn. The proposed major change is an additional increase in the total acreage, square footage and location of the spa and suites. The increase in acreage is 0.42 acres, which would take the MU-3 classification from 7.44 acres to 7.86 acres which came from the realigning of roads within the development. The increase in 3,700 square feet would allow for the permitted uses in the MU-3 classification to be expanded from 70,000 square feet to 73,700 square feet. The requested change would also allow for a free-standing building for the proposed spa and 4 suites, which was originally proposed within the Inn.</p> <p>Recently Hartness Inn Phase 1 received an approved Final Development Plan (FDP) for the Hartness Inn for 7.44 acres and 69,469 sq. ft. of mixed use was approved on May 29th, 2019. Hartness Inn also received an approved Preliminary Plan (PP-2019-052) from Planning Commission on May 22nd, 2019 with Baron Drive changed to a private drive.</p> <p>SUMMARY:</p> <p>The subject parcels zoned PD, Planned Development, are 7.86 acres of property that will be located on Halston Ave. approximately 1.75 miles southwest of the intersection of Pelham Road and Highway 14.</p> <p>Project Information: The applicant is proposing to add 0.42 acres to the Mixed-Use District MU-3 of the Planned Development. The applicant is also requesting an increase from the maximum square</p> | | | | | |

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footage of the allowable uses from 70,000 square feet to a maximum of 73,700 square feet. This would allow the accommodation of a free standing building for a proposed spa and 4 suites.

The proposal shows an increase of square footage from 69,469 square feet to 73,669 square feet for a free standing building for the spa and 4 suites within the approved Hartness Inn Development. The spa portion of the Hartness Inn was originally designed within the main structure of the Inn, but has been taken out and has been made as a stand-alone building on the property. The spa and suite structure is shown as Phase 2 on the Concept Plan.

Access: All roads to access the proposed Hartness Inn (Halton Avenue, Traverse Drive, Odell Street and Society Street) are to be public roads. The exception to that is Baron Drive which was approved as a private drive per the approved preliminary plat (PP-2019-052).

Architectural Design: The proposed architectural features for the spa and suite building will be similar to the proposed Hartness Inn. The allowable exterior finishes can include, but are not limited, to stucco, stone, brick, cedar shake, real wood and fiber cement board siding.

Buffers and Landscaping: Natural buffers will be kept and/or supplemented where possible. The subject site will meet all landscape design guidelines established by Hartness and will be similar to the existing development.

Setback/Height: The Hartness PD has a twenty-five foot buffer around the perimeter of the property. The MU-3 is not located within the setback area.

The spa, along with the inn will have a maximum of three stories. There is no maximum height for this project.

Parking: The applicant is providing 20 parking spaces in Lot C for the spa and 4 suites and has provided adequate parking for the inn. The applicant states parking will be met per the Greenville County Development Standards.

Signage and Lighting: Wayfinding signage will be used throughout the development. The applicant has already been approved for 4 monument signs and 2 building signs. The applicant is proposing one additional sign.

The applicant states all lighting throughout Harness will be similar in style to the current lighting on site which is in conformance with the PD and Greenville County requirements.

CONCLUSION:

The proposed additional 0.42 acres along with an additional 3,700 square feet to allow a standalone spa and suites would expand the MU-3 area of the Hartness PD. The proposed building, signage, lighting, and architectural features will be consistent with the Hartness Inn and the Hartness Development.

Staff is of the opinion the requested increase in acreage and square feet are consistent with the current MU-3 classification and the overall purpose of the Hartness Planned Development. Staff believes the major change will have minimal impact on the surrounding zoning and land uses, that the expansion of the allowable uses is complimentary to the live, work and play community concept of the Hartness PD.

Based on these reasons staff recommends approval of the PD, Planned Development major change with the following condition:

- Change Baron Drive on the concept plans to show as a private drive to match the approved subdivision preliminary plan PP-2019-052.

Planning Report

DOCKET NUMBER: CZ-2019-45

APPLICANT: Matthew Clayton Driggers for Smith Road Investments and Hartness Development, Inc.

PROPERTY LOCATION: 3500 S. Highway 14

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

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 7.86

COUNCIL DISTRICT: 21 - Roberts

ZONING HISTORY: The subject property was originally zoned R-S in May 1971. A portion of parcel 0533020100600 was successfully rezoned R-15, Single-Family Residential in 1996, CZ-1996-016. There was a successful PD, Planned Development zoning request in 2001, CZ-2001-080. There was also a successful Major Change to the PD, Planned Development zoning in 2018, CZ-2018-030.

EXISTING LAND USE: single-family residential and vacant wooded and pasture 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: Halston Avenue: two-lane County-maintained local
Traverse Drive: two-lane County-maintained local
Baron Drive: two-lane private drive
Society Street: two-lane County-maintained local
Odell Street: two-lane County-maintained local

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|------|------|------|
|---------------------------|------------------|------|------|------|

TRAFFIC:

| | | | | |
|------------------|-----------|--------|------------------|------------------|
| South Highway 14 | 4,000' SE | 12,100 | 10,800 -10.7% | 17,400 +61.1% |
|------------------|-----------|--------|------------------|------------------|

ANALYSIS:

The creation of the MU-3 classification within the Hartness Development happened in 2018. The MU-3 classification was taken from the original existing residential SF-2 and SF-3 areas. MU-3 allows for the use of the existing historic Hartness home to be used and added onto for a boutique inn. The approved rezoning allowed for the inn to be a maximum of 70,000 square feet on approximately 7.44 acres. The inn's permitted uses consist of guest rooms, suites, cottages, a restaurant, a day spa, a ballroom and corporate meeting rooms.

The applicant is requesting a major change to the PD, Planned Development Hartness Inn. The proposed major change is an additional increase in the total acreage, square footage and location of the spa and suites. The increase in acreage is 0.42 acres, which would take the MU-3 classification from 7.44 acres to 7.86 acres which came from the realigning of roads within the development. The increase in 3,700 square feet would allow for the permitted uses in the MU-3 classification to be expanded from 70,000 square feet to 73,700 square feet. The requested change would also allow for a free-standing building for the proposed spa and 4 suites, which was originally proposed within the Inn.

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SUMMARY:

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Project Information:

The applicant is proposing to add 0.42 acres to the Mixed-Use District MU-3 of the Planned Development. The applicant is also requesting an increase from the maximum square footage of the allowable uses from 70,000 square feet to a maximum of 73,700 square feet. This would allow the accommodation of a free standing building for a proposed spa and 4 suites.

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CONCLUSION:

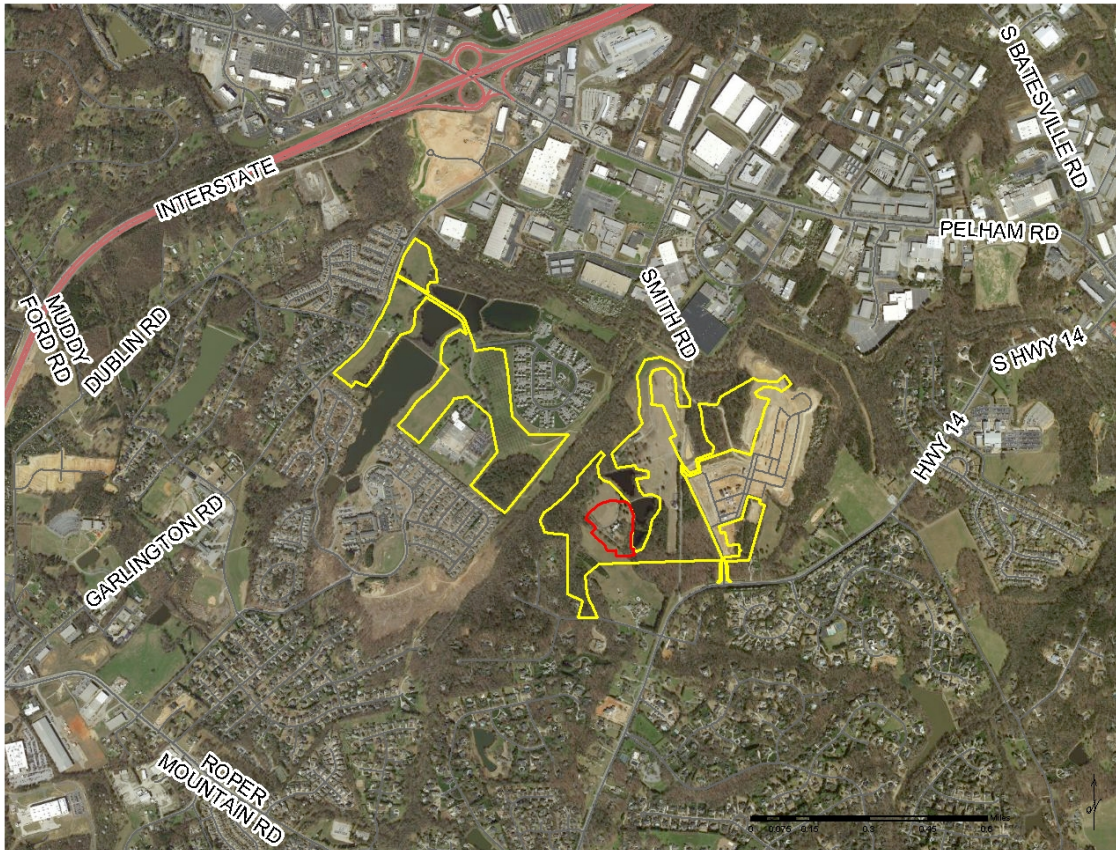
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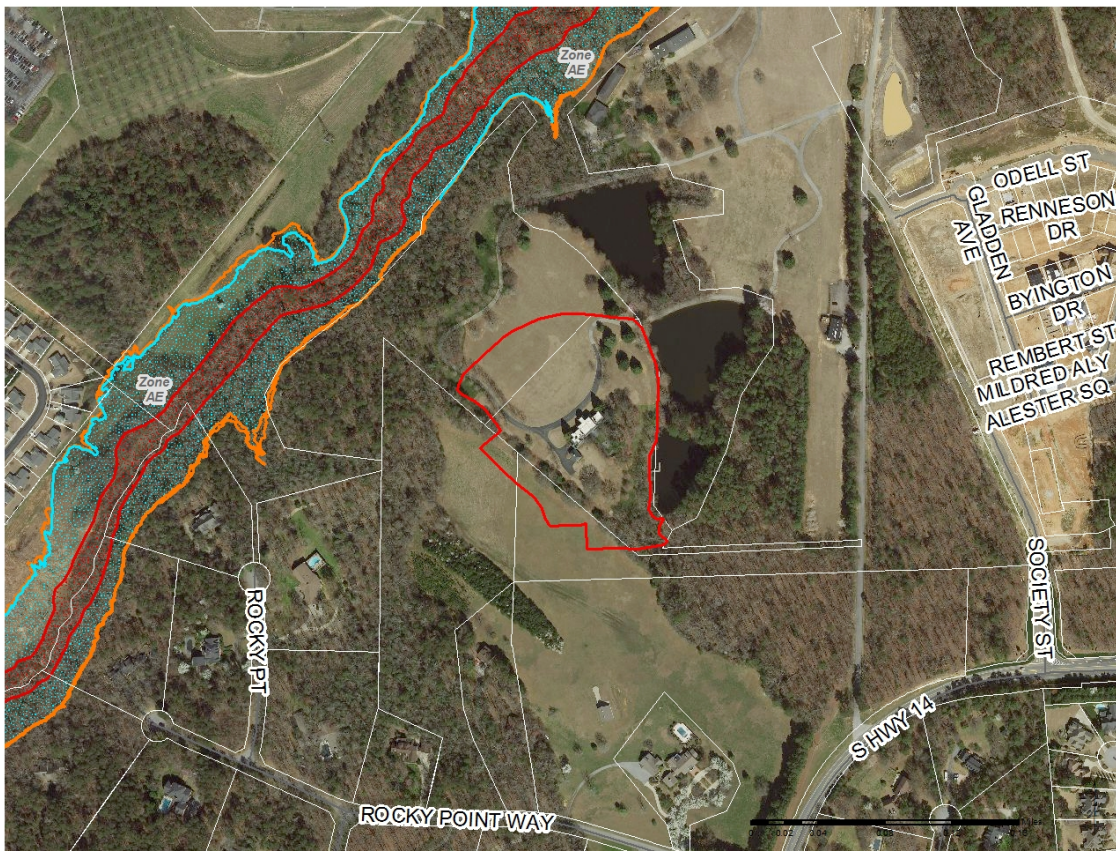
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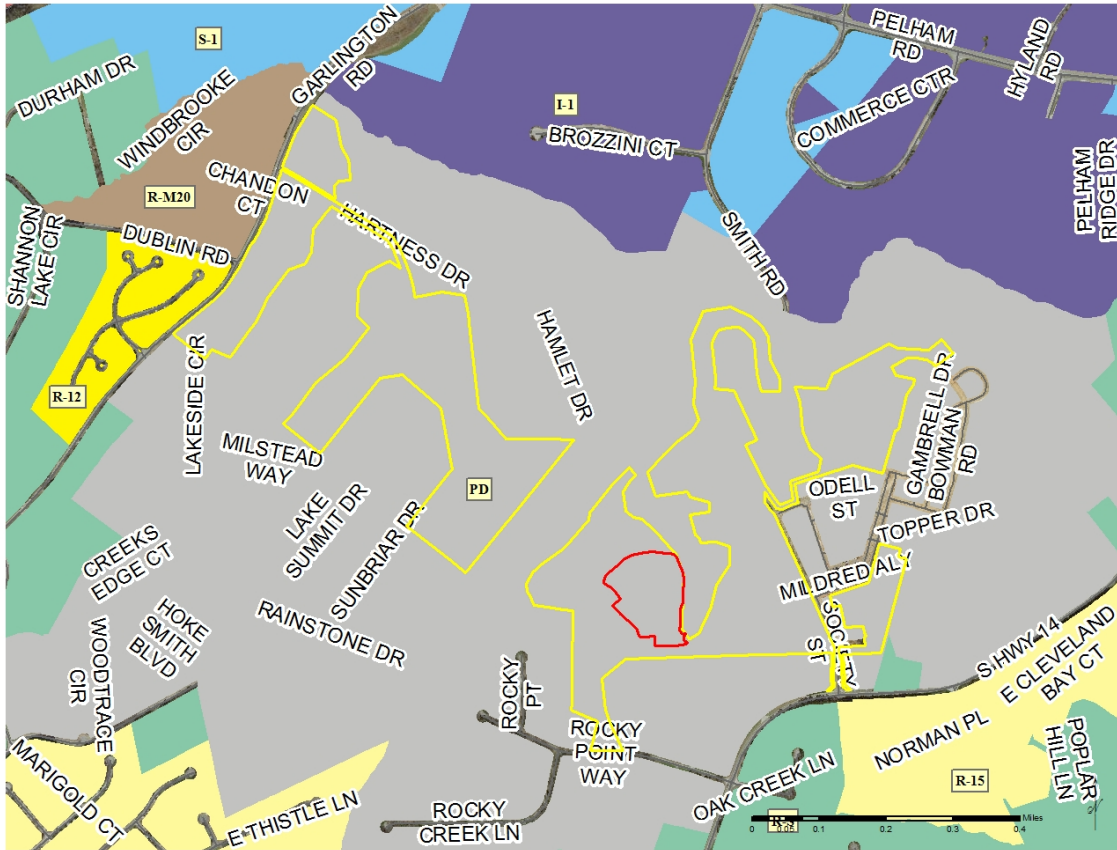
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STAFF RECOMMENDATION: Approval with condition

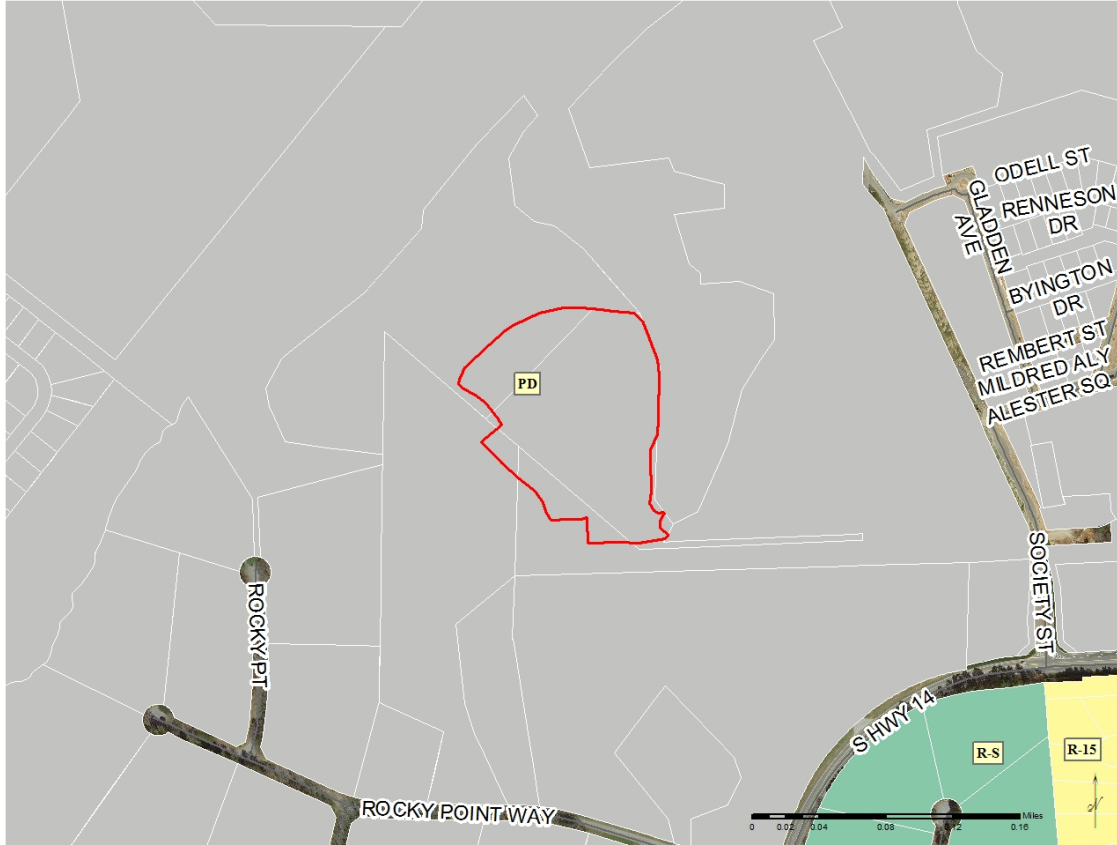


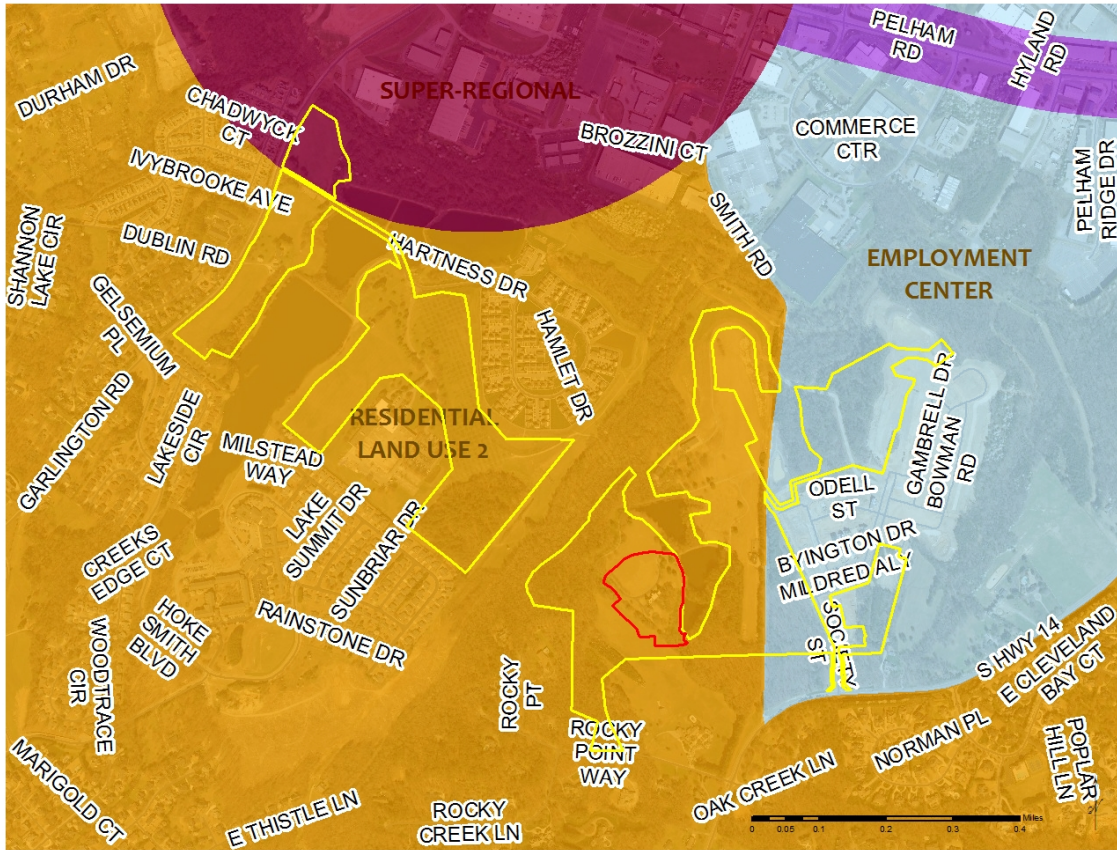
Aerial Photography, 2018





Zoning Map





Future Land Use Map