

Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-076	Aimee V. Leary, Esq. of Fox Rothschild, LLP for Riddhi Vinayak Hotels, LLC 12 Impact Dr., Greenville, SC 29605 0387000100306 C-2, Commercial District to FRD, Flexible Review District	25	Approval with condition	Approval with condition		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Seeking rezoning of the parcel to allow it to remain some hotel rooms, but also allow for multifamily residential as well. This will not be a joint use, but reserve the right to revert back to a hotel if needed in the future • The proposed rezoning is consistent with the Augusta Rd. Corridor Plan <p><u>Speakers Against:</u></p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 1.915 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. The subject property is part of the <u>Augusta Road Corridor Strategic Plan</u> which suggests; Multifamily, Training and Business Incubation, and Supportive Housing Services. • Impact Drive is a two-lane County-maintained Residential road. The parcel has approximately 150 feet of frontage along Impact Drive. The parcel is approximately .04 miles west of the intersection of Impact Drive and Highway 291/S. Pleasantburg Drive. The property is not along a bus route but route 507 is .1 miles away at the corner of S. Pleasantburg Drive & Melvin Drive. There are no sidewalks along Impact Drive. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing to add multifamily apartments as a use while retaining a hotel use. <p>Project Information: The property is currently operating legally as a Motel 6 Studio Hotel. The applicant is proposing to convert the hotel into multifamily apartments. The property contains two, two-story buildings with 99 studio style units including amenities such as; laundry, office, and outdoor grill with seating area.</p> <p>Proposed Land Uses:</p>					

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The intended use for the site is multifamily apartments with a maximum density of 51.2 units per acre. The applicant has requested this density to retain all current units on site. The applicant has requested to retain the Hotel use while adding Multifamily apartments as the primary use.

Architectural Design:

The applicant states that the buildings are currently in good standing and any alterations would be cosmetic. The applicant states the current materials include vinyl siding, asphalt shingles, and the current color scheme is a neutral gray siding with a neutral green roof. The applicant states any changes would be limited to a current materials and colors listed.

Access and Parking:

The site is accessed from one location on Impact Drive. The site currently has 95 parking spaces including 7 ADA spaces. As a multifamily use, the site would require a minimum of 109 parking spaces. The applicant is requesting a 13% reduction in required parking. The applicant is proposing to install a 5' wide sidewalk from their property to Augusta Road.

Landscaping and Buffering:

A 5' setback will be maintained on the property. There are currently no landscaped buffers or screening on the perimeter of the property. The applicant has proposed to plant a row of trees along Impact Drive to act as a roadside buffer.

Signage and Lighting:

The applicant states that current signage in the form of a small pole sign near the road will stay in place, the insert will be replaced with similar signage for the apartment community. The applicant states all existing and proposed signage will meet the Greenville County Sign Ordinance and Section 12:1.2 of the Greenville County Zoning Ordinance. Existing lighting consists of wall pack and pole lighting. The applicant states any new or replacement light will comply with Section 12:1.1 of the Greenville County Zoning Ordinance.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned C-2, Commercial District, is located along Impact Drive, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Transitional Corridor*. Additionally, the proposed use and intent behind the rezoning is consistent with the Augusta Road Corridor Strategic Plan, which suggests Multifamily and Supportive Housing Services.

The development would have to meet the following conditions:

1. Submit a 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 FRD, Flexible Review District with the aforementioned condition.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2023-076

APPLICANT: Aimee V. Leary, Esq. of Fox Rothschild, LLP for Riddhi Vinayak Hotels, LLC

PROPERTY LOCATION: 12 Impact Dr., Greenville, SC 29605

PIN/TMS#(s): 0387000100306

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Multifamily Apartments

ACREAGE: 1.915

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-M, Residential Multifamily in May 1971 as part of Area 2. Previous rezoning request, Docket CZ-1990-085, request to rezone from R-M, Residential Multifamily District to C-2, Commercial District was approved as amended by County Council November 20, 1990. There have been no other rezoning requests.

EXISTING LAND USE: Hotel

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Vacant Land
East	C-2	Gasoline Sales & Restaurant
South	C-2	Vacant Land
West	C-2	Vacant Land

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 *Transitional Corridor*.
**Please refer to the Future Land Use Map at the end of the document.
**

AREA AND COMMUNITY PLANS:

The subject property is part of the Augusta Road Corridor Strategic Plan which suggests; Multifamily, Training and Business Incubation, and Supportive Housing Services.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	1.915	30 units
Requested	FRD	51.2 units/acre		99 units

A successful rezoning would allow for 69 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Impact Drive is a two-lane County-maintained Residential road. The parcel has approximately 150 feet of frontage along Impact Drive. The parcel is approximately .04 miles west of the intersection of Impact Drive and Highway 291/S. Pleasantburg Drive. The property is not along a bus route but route 507 is .1 miles away at the corner of S. Pleasantburg Drive & Melvin Drive. There are no sidewalks along Impact

Drive.

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. There are no schools located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

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CONCLUSION:

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STAFF

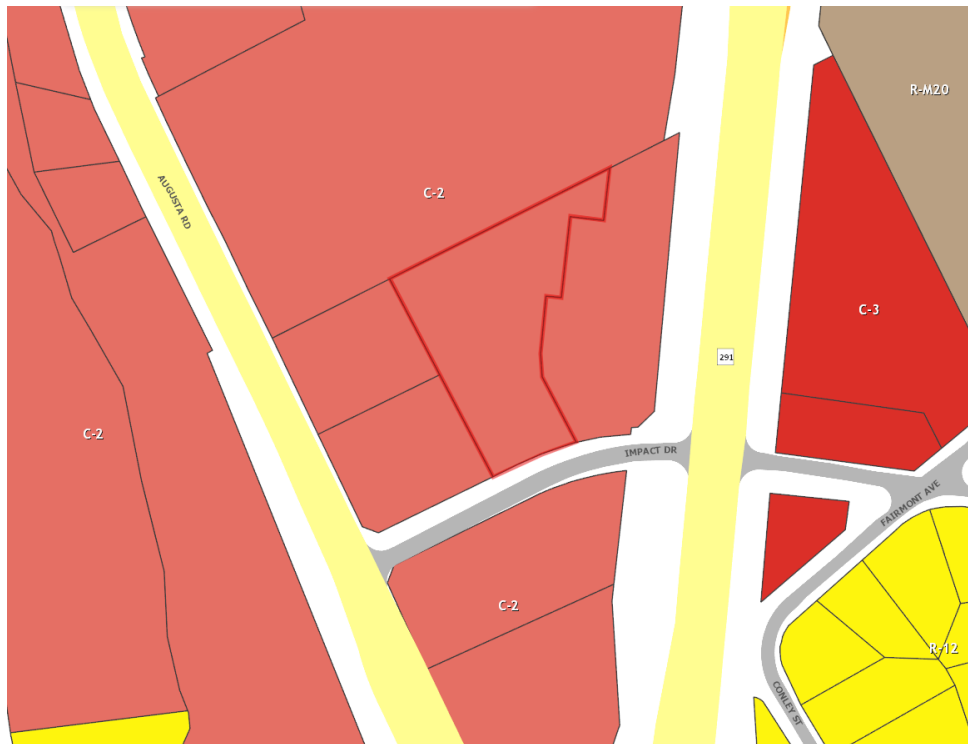
RECOMMENDATION:

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

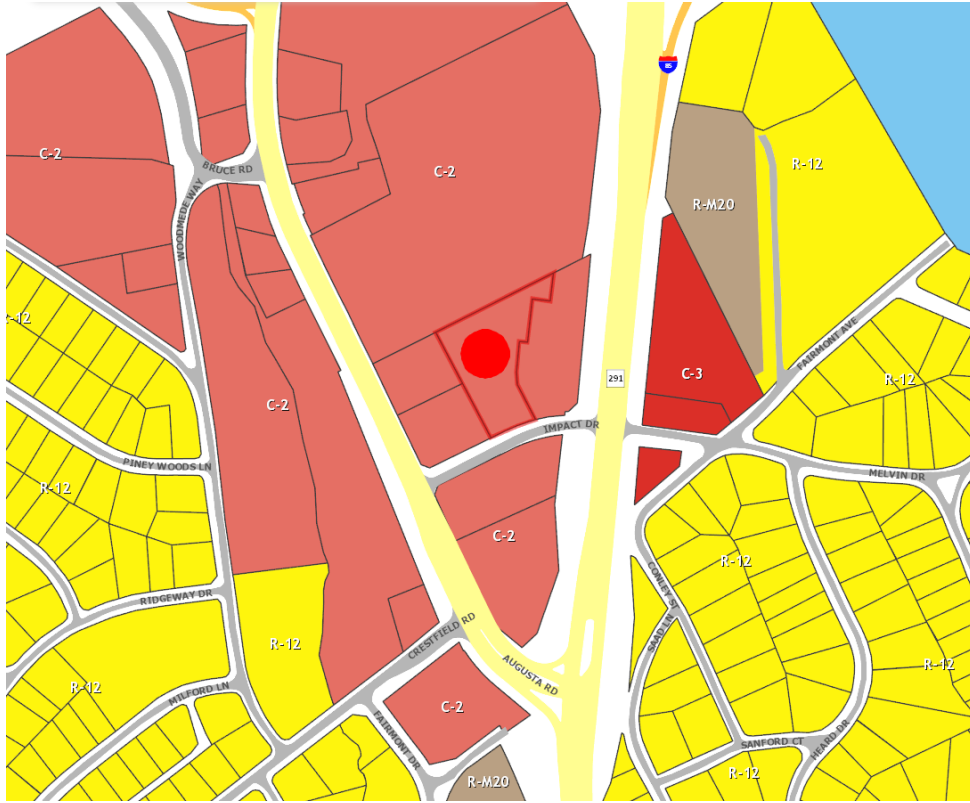
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Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Augusta Road Corridor Strategic Plan, Future Land Use Map