Zoning Docket from February 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-013	Ethan Olliff of Site Design, Inc. for Hotels Enterprise, LLC Grove Reserve Pkwy. & Old Grove Rd., Piedmont, SC 29673 0409000100107 C-1, Commercial District to C-2, Commercial District	25	Approval	Approval 2/28/24	Approval 3/4/24	
Public Comments	Speakers For: 1. Applicant • On behalf of owner, Hotel Enterprises. Wants to construct Hotel to					Petition/Letter For: Against:
Staff Report	 Below are the facts pertaining to this docket: The subject property consists of approximately 5.708 acres. The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Industrial. The subject property is part of the South Greenville Area Plan, where it is designated as Commercial. Grove Reserve Parkway is a three to five-lane County-maintained collector road. The parcel has approximately 598 feet of frontage along Grove Reserve Parkway. Old Grove Road is a two-lane State-maintained local road. The parcel has approximately 479 feet of frontage along Old Grove Road. The parcel is approximately 0.07 miles west of the intersection of Grove Reserve Parkway and Augusta Road (HWY 25). The property is not located along a bus route. There are no sidewalks located at the parcel boundaries. 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 C-2, Commercial District. The applicant is proposing a hotel. CONCLUSION and RECOMMENDATION: The subject parcel zoned C-1, Commercial District is located along Grove Reserve Parkway, a three to five-lane County-maintained arterial road and Old Grove Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would not have an adverse 					
	Plan, which designates the parcel as Commercial. Based on these reasons, staff recommends approval of the requested rezoning to C-2, Comme					

District.