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			
Public Comments	Some of the general comments made by Speakers at the Public Hearing on February 19, 2024 were: Speakers For: 1. Applicant On behalf of owner, Hotel Enterprises. Wants to construct Hotel to				Petition/Letter For:	
	support industrial uses including Donaldson Area, to fill a void that exists in the area. Speakers Against: None				Against:	
	List of meetings with staff: N/A					
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 impact on the surrounding area. Additionally, the request is consistent with the South Greenville Area Plan, which designates the parcel as Commercial.					
	Based on these reasons, staff rec District.	ommend	s approval o	f the request	ted rezoning to	C-2, Commercial



COUNCIL DISTRICT:

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

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Kelsey Mulherin, Planner I
RE:	CZ-2024-013
APPLICANT:	Ethan Olliff of Site Design, Inc. for Hotels Enterprise LLC
PROPERTY LOCATION:	Grove Reserve Pkwy. & Old Grove Rd., Piedmont, Sc 29673
PIN/TMS#(s):	0409000100107
EXISTING ZONING:	C-1, Commercial District
REQUESTED ZONING:	C-2, Commercial District
PROPOSED LAND USE:	Hotel
ACREAGE:	5.708

25 - Fant

ZONING HISTORY:

This parcel was originally zoned R-S, Residential Suburban District in May 1971, as part of Area 2. Docket CZ-1997-71 included the subject parcel and originally requested rezoning from R-S, Residential Suburban District and R-M, Multifamily Residential District to I-1, Industrial District, S-1, Services District, and C-2, Commercial District. During the review process the applicant requested to remove the I-1 & S-1 portions and to keep the C-2 request. County Council amended the request to C-1, Commercial District on September 16, 1997, the amended request was adopted at third reading October 7, 1997. There have been no other rezoning requests submitted.

EXISTING LAND USE:

Vacant

AREA

CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	C-2 & C-1	Commercial
South	I-1	Vacant
West	C-1	Vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is available

PLAN GREENVILLE

COUNTY

CONFORMANCE: The subject property is part of the <u>Plan Greenville County</u>

Comprehensive Plan, where it is designated as *Industrial*. **Please refer

to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY

PLANS:

The subject property is a part of the <u>South Greenville Area Plan</u>, where it is designated as *Commercial*. **Please refer to the Future Land Use

Map at the end of the document. **

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-1	12 units/acre	5.708	68 units
Requested	C-2	16 units/acre	3.708	91 units

A successful rezoning would allow for 23 more dwelling units than is allowed under the current zoning if submitted as a Mixed-Use Development as defined by Greenville County Zoning Ordinance.

ROADS AND TRAFFIC: 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.

Location of Traffic Count	Distance to Site	2019	2021	2022
Grove Reserve Parkway	569' E	0	225	3,800
			+225%	+1588%
Sterling Grove Road	156' SE	75	50	75
			-33.3%	75 +50%

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.

CONCLUSION:

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 impact on the surrounding area. Additionally, the request is consistent with the <u>South Greenville Area Plan</u>, which designates the parcel as *Commercial*.

RECOMMENDATION:

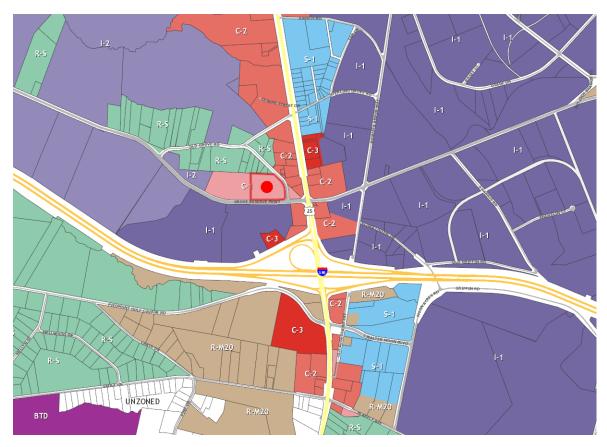
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.



Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map