

Zoning Docket from June 17th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-035	Jason Tankersley of Hudson CG Partners, LLC for Hudson CG Partners, LLC, Harris Teeter Properties, LLC & United Carolina Bank of SC 2101, 2145, 2155 Old Spartanburg Rd. & Hudson Rd., Greer, SC 29650 0538040104007, 0538040104006, & 0538040104005 PD, Planned Development District to PD – MC, Planned Development District – Major Change	22	Approval with Condition	Approval with Condition 6/26/2024		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like expansion of uses within the shopping center, believes Planned Development current permitted uses is very vague and feels the expansion of uses would make it easier for Planning Staff. States only a couple spaces left to lease out and has been successful center thus far. <p><u>Speakers Against:</u> None</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 9.544 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Center</i>. The subject property is not part of any area or community plans. Old Spartanburg Road is a three to four-lane State-maintained arterial road and the parcels have approximately 877 feet of frontage along it. Hudson Road is a two to three-lane State-maintained collector road and the parcels have approximately 396 feet of frontage along it. The property is located on the corner of Old Spartanburg Road and Hudson Road and is approximately .09 miles east of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus stop, and there are no sidewalks in the immediate area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Eastside High is located within one mile of the site. The applicant is requesting to rezone the property to PD – MC, Planned Development District – Major Change. The applicant is proposing to expand the allowable uses within Phase I and Phase II of the existing Planned Development. 					

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Project Information:

The applicant is proposing to expand allowable uses within Phase I and Phase II of the Planned Development.

Proposed Land Uses:

The proposed uses will include all uses from previously approved Planned Development amendments with the addition of ABC Liquor Sales, Art/Creative Studio, Amusements – Commercial, ATMs, Savings and Loan Association (or similar financial institution), Barber and/or Beauty Shop, Big Box Retail Shop, Day Care Center, Catering Establishment, Clothing Alteration, Community Center, Dance Studio, Dry cleaning/laundry, Electronics and Home Appliance Repair, Feed and Seed Sales, Florists, Flower & Gift Shops, Gunsmiths, Laundromat – Self-service, Library, Linen or Towel Supply Business, Locksmith, Medical Clinic, Music Teachers/Schools, Nail/Beauty/Spa Salons, Office – Business and Medical, Pest or Insect Control Business, Pet Grooming (indoor), Photo processing, Photography Studios, Plumbing Business, Post Offices, Print Shop, Private Fitness Center, Recording Studio, Restaurant, Retail/Mercantile, Shopping Center, Special Event Facility – Indoor Only, Veterinary Offices and Clinics, and the sale of Distilled Spirits for on-premise consumption in conjunction with a restaurant or grocery store operation.

Architectural Design:

No changes are proposed.

Access and Parking:

No changes are proposed.

Landscaping and Buffering:

No changes are proposed.

Signage and Lighting:

No changes are proposed.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned PD, Planned Development District is located along Old Spartanburg Road, a three to four-lane State maintained arterial road and Hudson Road, a two to three-lane State maintained collector road. Staff is of the opinion that a successful rezoning to PD – MC, Planned Development District – Major Change to allow an expansion of permitted uses within the Phase I and II areas of the Planned Development would not create an adverse impact on surrounding properties.

The development would have to meet the following condition:

1. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Based on this reason, staff recommends approval of the requested rezoning to PD – MC, Planned Development District – Major Change 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-2024-035

APPLICANT: Jason Tankersley of Hudson CG Partners, LLC for
Hudson Cg Partners, LLC, Harris Teeter Properties, LLC
& United Carolina Bank of SC

PROPERTY LOCATION: 2101, 2145, 2155 Old Spartanburg Rd. & Hudson Rd.,
Greer, SC 29650

PIN/TMS#(s): 0538040104007, 0538040104006, & 0538040104005

EXISTING ZONING: PD, Planned Development District

REQUESTED ZONING: PD – MC, Planned Development District – Major
Change

PROPOSED LAND USE: Mixed Use Commercial Development

ACREAGE: 9.544

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY:

The parcels were originally zoned R-12, Single-Family Residential District in May of 1970 as part of Area 1. There have been 7 previous rezoning requests pertaining to these properties. Docket-1986-047, requested rezoning from R-12, Single-Family Residential District to PD-C, Planned Development Commercial, that was approved in August in 1986 which established the Hudson Corners Planned Development. Docket 1989-108 requested rezoning from R-12, Single-Family Residential District to PD-C, Planned Development-Commercial and a Major Change to the previously rezoned Planned Development District. The change proposed to include acreage, establish Multifamily use and other minor changes for the Phase III Residential Portion, this was approved in November of 1989. Docket CZ-1994-041, requested a Major Change to the Planned Development to permit a freestanding sign for United Carolina Bank in the Phase I portion, this was approved in June of 1994. Docket 1995-009 requested a Major Change to Planned Development District for additional square footage to include a play area for McDonalds and associated monument and directional signage for McDonalds, this was approved as amended in March of 1995. Docket CZ-1995-054, requested a Major Change to the Planned Development District for amendments to their Statement of Intent for Signage, this was approved in August of 1995. Docket CZ-2021-059, requested a Major Change to the Planned Development to allow a fuel center associated with a grocery tenant, upgrade architecture standards to a more modern look, and other minor changes, this was approved with conditions in September of 2021. Docket CZ-2023-017, requested a Major Change to the Planned Development was administratively withdrawn due to an incomplete application. There have been no other rezoning requests until this time.

EXISTING LAND USE:

Mixed Use Commercial Development

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	NC, PD, POD, & R-15	Commercial, Cemetery
East	R-12	Religious Facility
South	R-12 & PD	Multifamily Residential
West	R-12 & PD	Religious Facility

WATER AVAILABILITY:

Greenville Water

SEWER AVAILABILITY:

Metro District - Sewer is accessible

PLAN GREENVILLE COUNTY**CONFORMANCE:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Center*.

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

**

AREA AND COMMUNITY PLANS:

The subject property is not part of any area or community plans.

ROADS AND TRAFFIC:

Old Spartanburg Road is a three to four-lane State-maintained arterial road and the parcels have approximately 877 feet of frontage along it. Hudson Road is a two to three-lane State-maintained collector road and the parcels have approximately 396 feet of frontage along it. The property is located on the corner of Old Spartanburg Road and Hudson Road and is approximately .09 miles east of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus stop, and there are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2019	2021	2022
Brushy Creek Road	1,963'	11,200	9,700 -15%	9,700 +/-0%
Hudson Road	7,676'	9,600	8,100 -18.5%	10,900 +34.5%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Eastside High is located within one mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to expand allowable uses within Phase I and Phase II of the Planned Development.

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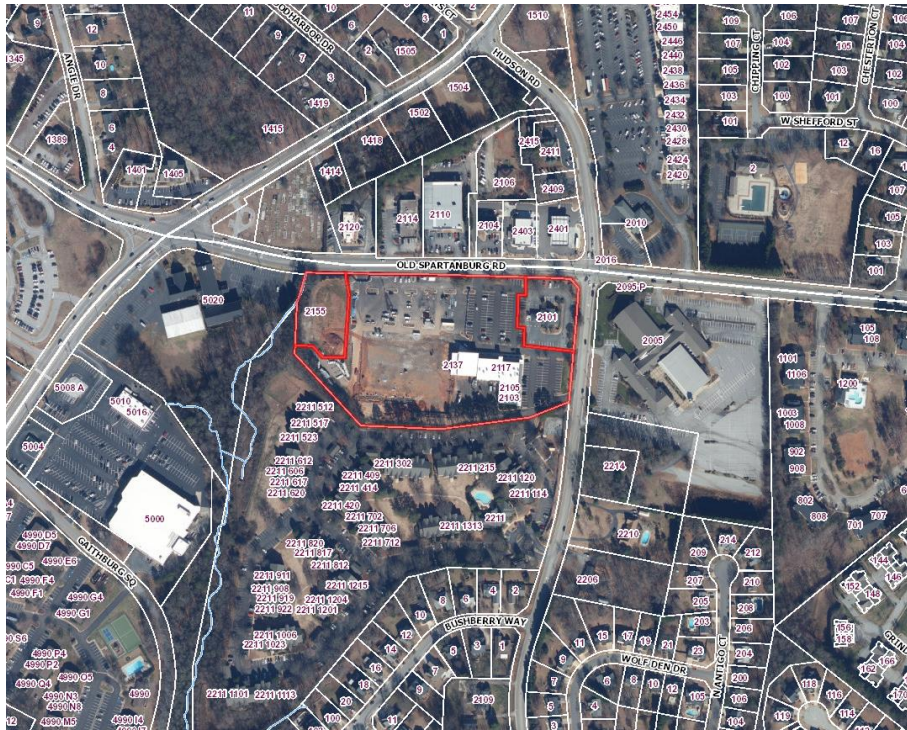
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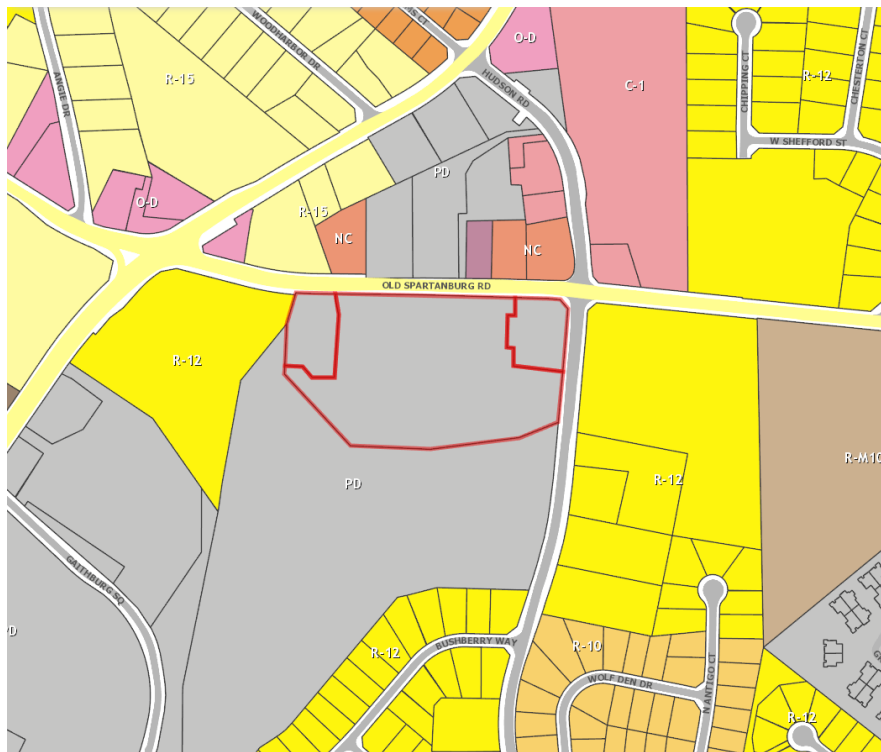
STAFF

RECOMMENDATION:

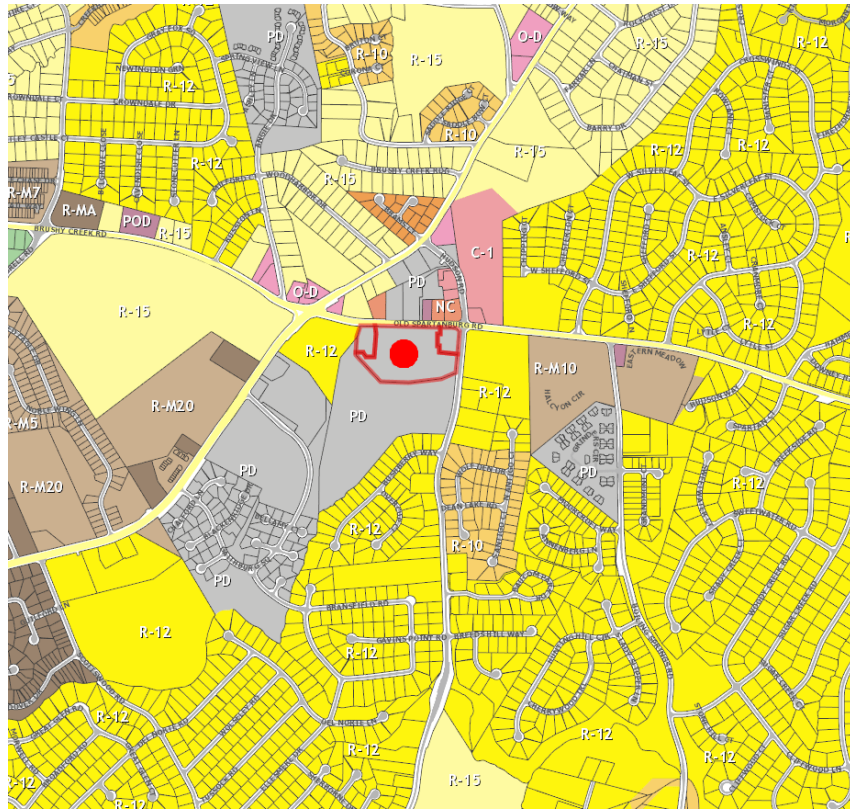
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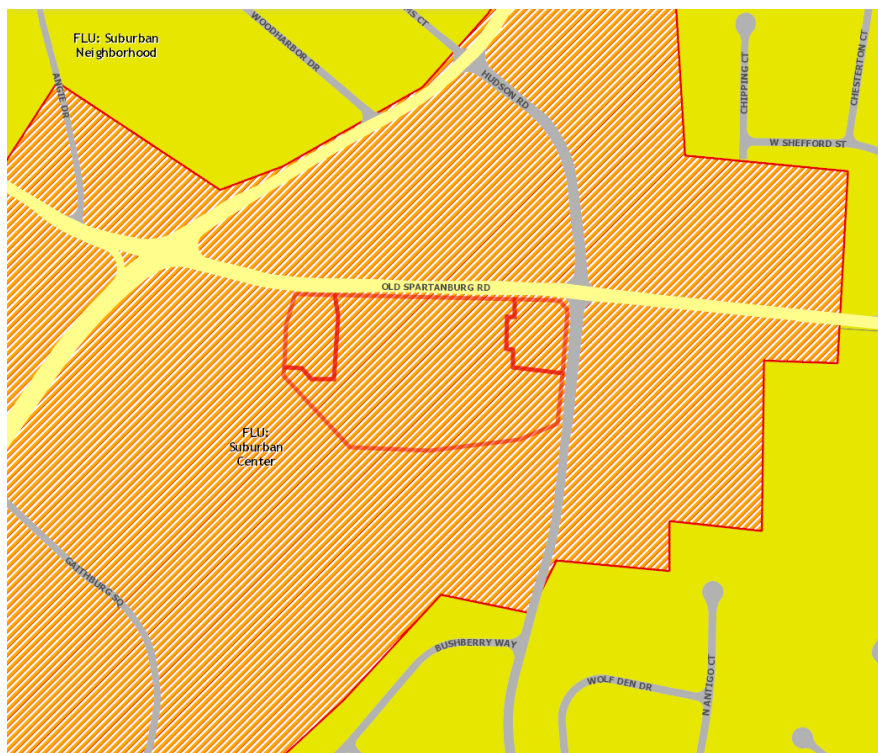
Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map