

ZONING DOCKETS FROM JUNE 26, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-25	Gary Morris 25 Draper Street (Brandon Mill) O-D & I-1 to PD 0121001200200, 0121001200300, and 0121002200100	23	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Revitalization of the Brandon Mill for apartments and commercial (2) Presents PowerPoint (3) Mixed use will be attractive to local residents (4) Growing area and this will assist in maintaining the heritage (5) Excited to see this as a bolster for the community (6) Initials concerns over traffic, rental property, and increased taxes have been alleviated <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For – 25 in favor</p> <p>Against –</p>
Staff Report	<p>Redevelopment of historical mills has been occurring throughout South Carolina for many years. Most of these redevelopments have been residential in nature with several including proposed commercial components. The South Carolina Department of Archives and History has been working diligently with the owners of this mill to capture the historical significance of this site and place it on the National Register, which occurred recently. Upon approval of this rezoning, there will be ample opportunities for redevelopment of this site within certain guidelines, including apartments in the main structure and various commercial and office uses in adjacent existing and proposed structures. With the current zoning of I-1, Industrial, and O-D, Office District, the mixed use concept proposed is not possible. Staff is of the opinion the PD, Planned Development, request is appropriate at this location and recommends approval of the request.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-25

APPLICANT: Gary Morris

PROPERTY LOCATION: 25 Draper Street (Brandon Mill)

PIN/TMS#(s): 0121001200200, 0121001200300, and 0121002200100

EXISTING ZONING: O-D, Office District, and I-1, Industrial

REQUESTED ZONING: PD, Planned Development

ACREAGE: 9.7

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The subject parcel was originally zoned O-D, Office District, and I-1, Industrial, in June 1973 as part of Area 4A. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: Brandon Mill site

AREA CHARACTERISTICS: Mill village, office, and industrial

North: R-7.5, Single-Family Residential, single family residences;
C-2, Commercial, commercial uses
East: O-D, Office District, office uses; C-1, Commercial, commercial use
South: I-1, Industrial, manufacturing and industrial
West: I-1, Industrial, baseball field

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

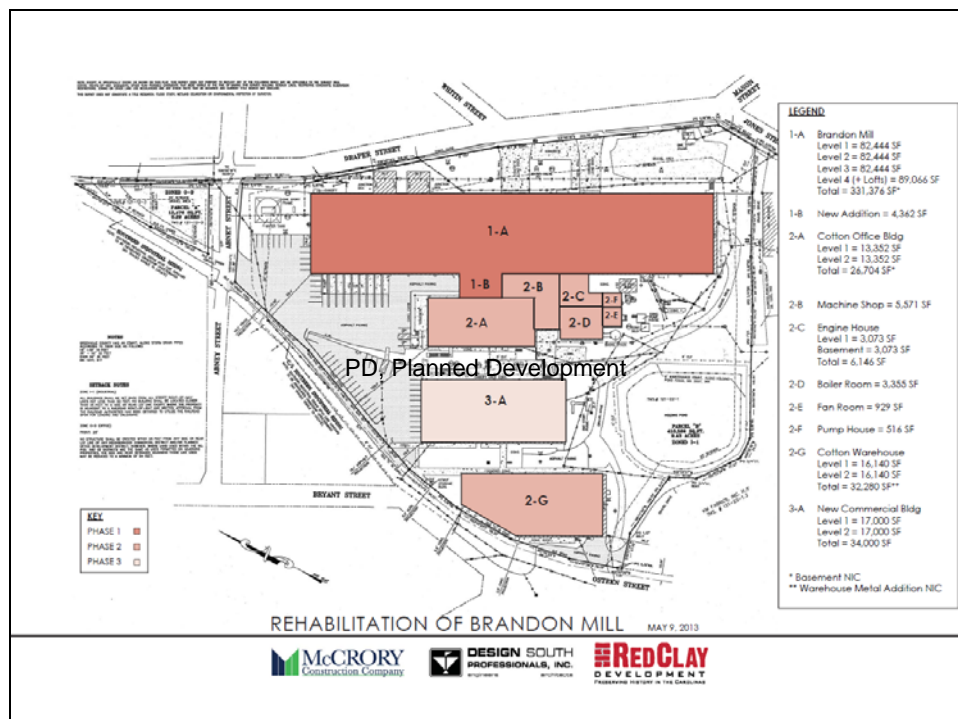
IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Draper Street: 2-lane, County maintained with no sidewalks

TRAFFIC IMPACT: Traffic generated from the site will increase based on the potential rezoning request. The closest traffic count station is located to the north on Pendleton Street. The 2011 traffic count was 7,000 average daily trips. Traffic volumes have increased by approximately 13 percent over the past 5 years at this location.

SUMMARY

The property is zoned I-1, Industrial, which permits manufacturing plants, assembly plants, and warehouses, and O-D, Office District, which permits office uses. The Statement of Intent and Concept Plan for the proposed PD, Planned Development, would allow the Brandon Mill to be redeveloped into a mixed use center including the following:



Commercial/Office
Residential (185 units)

115,000 sq. ft. (approximate)
331,376 sq. ft. (approximately 100 units)

The Statement of Intent for this site also details signage, lighting, and permitted uses for the PD, Planned Development.

CONCLUSION

Redevelopment of historical mills has been occurring throughout South Carolina for many years. Most of these redevelopments have been residential in nature with several including proposed commercial components. The South Carolina Department of Archives and History has been working diligently with the owners of this mill to capture the historical significance of this site and place it on the National Register, which occurred recently. Upon approval of this rezoning, there will be ample opportunities for redevelopment of this site within certain guidelines, including apartments in the main structure and various commercial and office uses in adjacent existing and proposed structures. With the current zoning of I-1, Industrial, and O-D, Office District, the mixed use concept proposed is not possible. Staff is of the opinion the PD, Planned Development, request is appropriate at this location and recommends approval of the request.

