

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-80	David Dedvukaj of Contour Development, LLC for Greenville County Redevelopment Authority Buncombe Road, A Street, and Hammett Street 0153000900200, 0153000900201, 0153000900202 I-1, Industrial to PD, Planned Development	23	Approval with conditions	Approval with conditions 11-18-20	Approval with conditions 11-30-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Presents site plan for proposed mixed-use development, which would feature affordable housing, shopping and dining options, green space, and an extension of the Swamp Rabbit Trail. 2) GCRA staff <ul style="list-style-type: none"> • Describes long-term effort to redevelop site into workforce housing with high-quality amenities and connections to the surrounding community. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: 9-24-20 and 10-28-20</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Mixed Employment Center</i>, which calls for uses such as mixed-use buildings, civic/institutional facilities, open space, neighborhood commercial, and multi-family residential. The parcel is approximately 0.90 miles east of the intersection of W. Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 201 feet of frontage along Buncombe Road and 1,113 feet of frontage along A Street. There is an existing sidewalk on Buncombe Road along the property. The property is not along a bus route.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing a mixed-use development on the site once consisting of the historic Poe Mill. The most recent use of the property was industrial, but due to fire destruction, the site was demolished in 2003, leaving only two smokestacks behind. The site consists of three parcels totaling 11 acres that will feature nine new buildings (seven buildings used as mixed-use/clubhouse and two parking decks) including 428 residential units, 30,000 square feet of commercial space, and a 15,000 square foot clubhouse. A mix of on-street and surface lot parking and two parking decks will be provided with pedestrian connectivity throughout the site.</p> <p>Rezoning from I-1, Industrial to PD, Planned Development is necessary in order to build higher-density residential buildings with mixed-use facilities and extensive open spaces that are not allowed under the current zoning classification.</p>					

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Architectural Design:

The style of the new buildings is intended to pay homage to former mill that once sat on the site. All buildings will not exceed a height of 62'. Exterior finish materials will consist of brick, white siding, jack-arched openings, industrial-style metal canopies, aluminum and glass storefronts, and vinyl windows. The parking decks will incorporate finished concrete and brick infill.

Access and Parking:

The applicant is proposing three points of ingress and egress, all along A Street. The applicant is proposing 650 parking spaces which will include a small amount of street parking and two parking decks, allocating 70 spaces for commercial use and the remaining 580 spaces for the multifamily residential tenants.

Landscaping and Buffering:

The applicant states that canopy trees and ground level plantings will be used to reinforce the character of the community. A water feature will form the centerpiece of the Central Square area of the site. Lawn areas will encourage events in the space. Buffering and screening will be provided adjacent to the train tracks for residential units.

Signage and Lighting:

The applicant states that a low, stone and masonry monument sign/site wall is proposed at the small square on the corner of Buncombe Road and A Street. The monument sign will be halo-illuminated against a stone backdrop. A traditional street kiosk in front of the clubhouse is proposed for civic announcements. Additionally, individual commercial tenant signage on the canopies above storefront entrances will likely be halo-illuminated with minor variations for variety. Finally, directional and informational signage will be designed to meet the character of the complex.

Conclusion:

The subject site is the original location of Poe Mill, which is largely vacant with only two historic smoke stacks remaining. The proposed use seeks to revitalize this site, while maintaining the remaining historic integrity and merging the proposed development with the adjacent Poe community. Due to the unique characteristics of the subject site, staff is of the opinion that a successful rezoning to PD, Planned Development would be the most appropriate zoning classification for the subject site.

The proposed development would have to meet the following conditions:

1. Submit a Traffic Impact Study for review and approval.
2. Meet all of Staff's comments provided to the Applicant in the letter dated 11/6/20.

Based on these reasons, staff recommends approval with conditions of the requested rezoning to PD, Planned Development.