

Zoning Docket from August 16, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-73	William T. Eubanks of SGA, Narmour Wright Design for J & C Holding Company, LLC Gordon St, N. Georgia Ave, 20th St, and 8th Ave 0116000600400 and 0229000700100 I-1, Industrial District & S-1, Services District to PD, Planned Development District	23 & 25	Approval with Condition	Approval with Condition 8-25-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 16, 2021 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Consisting mill has been added to and the desire is to demolish non-original areas to bring the historical character back • 116 affordable housing units – 60% AMI – wants to make the affordable housing look and act as “market rate” • Working with Safe Harbor <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> • None <p>List of meetings with staff: 6-9-21</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, where it is designated as <i>Traditional Neighborhood</i>. Floodplain is not present on the overall site. There are no schools located within one mile of the site. The property is also not along any bus routes; however Route 502 is approximately 0.18 miles south on Easley Bridge Rd. There are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject property is zoned I-1, Industrial and S-1, Services and is 5.92 acres of land located on Gordon St, N. Georgia Ave, 20th St, and 8th Ave, and is approximately 0.47 miles northwest of the intersection of S. Washington Avenue and Old Easley Highway (Highway 123). The property has approximately 767 feet of frontage along N. Georgia Avenue. The property has 520 feet of frontage along Gordon Street. The property has 160 feet of frontage along 8th Avenue, and 870 feet of frontage along 20th Street. The applicant is requesting to rezone the property to PD, Planned Development District.</p> <p>The applicant states that the proposed land use is for a non-profit office and residences, and multifamily.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing a mixed-use development. The site consists of two parcels consisting of 5.92 acres that are proposed to be home to offices, temporary housing units and counseling facilities, as well as affordable multi-family housing units.</p>					

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Proposed Land Uses:

The applicant is proposing a mixed-use development particularly allowing multi-family dwellings with affordable housing, as well as offices, meeting rooms, counseling facilities and temporary dwelling units for a not-for-profit corporation. The applicant is also proposing land uses such as offices, laundry rooms, bicycle storage rooms, garden equipment rooms, fitness rooms, game rooms and other ancillary support uses to multifamily uses. Additionally the applicant is proposing outdoor spaces such as sitting areas, playgrounds, community gardens plazas, courtyards, and outdoor bicycle areas.

Other uses that the applicant would like to allow on-site, in addition to the proposed uses, are outlined in the accompanying Statement of Intent.

ARCHITECTURAL DESIGN:

The proposed plan for the site entails preserving portions of the historic mill structures on site, as well as the construction of a new 4-story, 116-unit multifamily building on site. The applicant states that many components of the new building were integrated into the overall design of the site to feel as though the same thought processes used today were used when the existing buildings were designed.

Access and Parking:

The site is accessed via 5 ingress/egress points, two along N. Georgia St., and three along 20th Street. Two of the ingress/egress points on 20th St. will be one way. According to the applicant vehicular access shall be provided internally between all uses, drives and parking areas. The exception to this would be a proposed fenced and gated parking area for the non-profit business, which is intended to maintain the safety and security of residents and visitors. The applicant states that 242 spaces will be provided for the development overall with 182 provided for the multifamily residential area and 60 provided for the non-profit headquarters and temporary dwelling units.

Landscaping and Buffering:

Landscaping and buffering will meet the requirements of Section 12:9 of the Greenville County Zoning Ordinance. The applicant has included a conceptual landscaping plan with this submittal showing appropriate trees, shrubs, and buffers within the site.

Signage and Lighting:

The applicant states that signage will meet the provisions set forth in the Greenville County Sign Ordinance, as well as meeting the following requirements for single tenant commercial, office and residential:

- A. Signs shall not exceed 8 feet in height as measured above grade.
- B. The maximum sign face dimension shall be 80 square feet.
- C. The maximum height for a group sign will be 16 feet.
- D. Façade mounted signs shall not exceed 10 percent of the area of the façade upon which they are placed, with the maximum size of any one sign limited to 40 square feet.

According to the applicant, site lighting will be full-cutoff and not create light trespass onto neighboring properties. Maximum height of lighting will be 16 feet above finished grade. The applicant states that all other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights will be prohibited. Additionally light levels at the property line will not exceed 0.2 foot-candles.

CONCLUSION

The subject parcel, zoned I-1, Industrial and S-1, Services, is located along Gordon Street, a two-lane

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	<p>County-maintained local, 20Th Street, a two-lane State-maintained local, 8th Avenue, a two-lane County-Maintained local, and N. Georgia Avenue, a two-lane State-maintained local. Staff is of the opinion that a successful rezoning will be appropriate, as it will bring additional affordable housing to the area, as well as revitalizing a historic property.</p> <p>The development will have to meet the following condition:</p> <ol style="list-style-type: none">1. Submit a site plan for review and approval prior to the issuance of any land development or building permits. <p>Based on these reasons, staff recommends approval with the aforementioned condition of the requested rezoning to PD, Planned Development.</p>
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Megan Staton, Deputy Zoning Administrator

RE: CZ-2021-73

APPLICANT: William T. Eubanks of SGA, Narmour Wright Design for
J & C Holding Company, LLC

PROPERTY LOCATION: Gordon St, N. Georgia Ave, 20th St, and 8th Ave

PIN/TMS#(s): 0116000600400 and 0229000700100

EXISTING ZONING: I-1, Industrial District & S-1, Services District

REQUESTED ZONING: PD, Planned Development District

PROPOSED LAND USE: Non-profit office and residences, and multifamily

ACREAGE: 5.92

COUNCIL DISTRICT: 23 – Norris & 25 – Fant

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ZONING HISTORY: This property was originally zoned I-1, Industrial and S-1, Services in June 1973 as part of Area 4a. There have been no other rezoning requests for this property.

EXISTING LAND USE: Industrial

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	S-1, R-7.5	Railroad ROW, Industrial Building, Single-Family Residential
South	R-7.5	Single-Family Residential
West	S-1, R-7.5	Single-Family Residential, Industrial

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

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

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	I-1 & S-1	0 units/acre	5.92	0 units
Requested	PD	138 units total		138 units

A successful rezoning would allow for 138 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Gordon Street is a two-lane County-maintained residential road. N. Georgia Avenue is a two-lane State-maintained residential road. 20th Street is a two-lane State-maintained residential road. 8th Avenue is a two-lane County-maintained residential road. The parcel has approximately 767 feet of frontage along N. Georgia Avenue. The property has 520 feet of frontage along Gordon Street. The property has 160 feet of frontage along 8th Avenue, and 870 feet of frontage along 20th Street. The parcel is approximately 0.47 miles northwest of the intersection of S. Washington Avenue and Old Easley Highway (Highway 123). The property is not along a bus route; however Route

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502 is approximately 0.18 miles south on Easley Bridge Rd. There are no sidewalks in the area.

There are no traffic counts in the vicinity of this property.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. The property is the site of a historic mill, and the applicant intends to renovate and reuse portions of the original mill as a part of this overall project. There are no schools located within a mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a mixed-use development. The site consists of two parcels consisting of 5.92 acres that are proposed to be home to offices, temporary housing units and counseling facilities, as well as affordable multi-family housing units.

Proposed Land Uses:

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ARCHITECTURAL DESIGN:

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CONCLUSION:

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The development will have to meet the following condition:

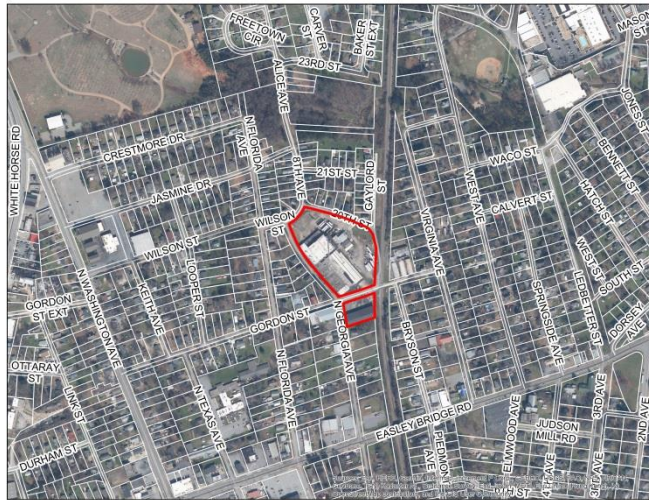
1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

STAFF

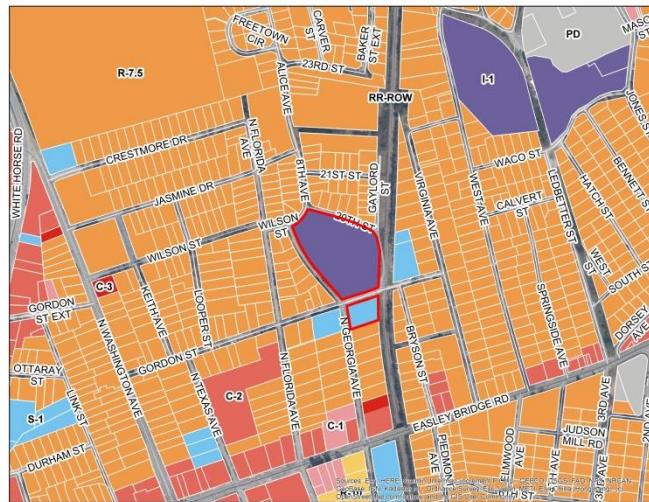
RECOMMENDATION:

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

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Aerial Photography, 2020



Zoning Map

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Plan Greenville County, Future Land Use Map