

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-21	John Darrohn, Darrohn Engineering, LLC and Fred Rosen, Rose Water Investments, LLC for RFJ, LLC, Bell Industrial Park, LLC, Rose Water Investments, LLC and Jack Foster 111 Henry Street 0152001000200, 0152001100300, 0152001100400, 0152001100500, & 0152000901100 I-1, Industrial to FRD, Flexible Review District	23	Approval with conditions	Approval with conditions 4/22/20	Approval with conditions 5/4/20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Had community meeting with all positive comments; will beautify area, provide jobs, and be a point of pride • Landmark destination on Swamp Rabbit Trail; community anchor encouraging further investment • Naked Pasta will be moving into site and is greatly looking forward to it <p><u>Speakers Against:</u></p> <p>1) none</p> <p>List of meetings with staff: Applicant – 1/21/2020 and 3/4/2020</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u> and is designated as <i>Mixed-Use Corridor</i>, which calls for primary uses as mixed-use residential and commercial and multi-family residential and has a gross density of 12-40 dwellings units per acre. The parcel is approximately 1 mile south of the intersection of Poinsett Hwy. (Hwy. 276) and E. Blue Ridge Drive (Hwy. 253). It is located approximately 0.12 miles west from the nearest bus stop at the intersection of Poinsett Hwy. and Henry Street; however there are not sidewalks in the immediate area. Below is the traffic count for the area.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing to renovate the existing 65,950 sq. ft. former Piedmont Shirt Factory that was constructed in the early 1900's and located on parcel 0152001000200 (referred to as the main parcel) for a mixed-use development. They will be removing a 1,200 sq. ft. 1-story vinyl sided addition at the right rear side of structure leaving a total building square footage of 64,750 sq. ft. The applicant has stated that the proposed mixed-use development will allow for uses that are permitted under the C-2 zoning classification with the addition of warehouse flex space, cabinet/carpentry/carpenter shop, data center, and</p>					

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laboratories. The other four parcels will be utilized for overflow parking and outdoor storage and potentially future parking expansion if needed. There is an existing dock on parcel 0152000901100 that is used for the building at 801-D Poinsett Hwy. located on the adjacent parcel that will remain on the parcel and can only be used for manufacturing, industrial service, light industrial, and loading dock type uses for the adjacent parcel. It will not be accessed from the proposed overflow parking lot and instead will continue to only be accessed through the adjacent parcel.

Architectural Design:

The restoration of the existing building will involve specific interior and exterior enhancements to accommodate the proposed uses as well as site and landscape enhancements to promote outdoor activity and provide a pedestrian and bicycle friendly atmosphere. The architectural style of the renovated building will be in keeping with the existing brick warehouse and include modern, durable materials and details. It will include keeping the exposed brick and will also incorporate siding such as stained wood, composite siding, pre-finished metal siding, or a combination thereof.

Many of the brick openings that have been filled in over time will be reopened for bringing in additional natural light and access points into the building. New openings in existing brick walls will be selectively created at key points for the same purpose. Primary windows and doors will be energy efficient aluminum storefront styles with clear glazing; while the secondary entry doors will be insulated, painted metal, composite, wood, or a combination thereof.

Existing dock canopies on Henry Street will be replaced with new metal canopies; and covered entries along Henry Street will be provided for improved building access. Additional new awnings and canopies will be installed and will consist of metal, wood, or a combination thereof. There will be outdoor areas located at the right rear of the building, as well as an outdoor seating area on the north side of the building covered by a proposed pergola. All of the proposed renovations will not exceed the maximum height of 75'.

Access and Parking:

The main parcel of the proposed mixed-use development will be accessed by McKoy Street and Goldsmith Street. There will be an overflow parking lot on one parcel on Henry Street that will have direct access from Henry Street; and two parcels on McKoy Street that will also have access into their parking lots. The third parcel on McKoy Street (Tract D) is being planned for outdoor storage, but in the event that it becomes a future parking lot, it will also take its access from McKoy Street. The applicant is proposing a total of 151 parking spaces (73 of which are on the main parcel and 78 on the other three parcels). According to the Greenville County Zoning Ordinance, 205 parking spaces would be required for the proposed uses. There will be 24' wide access throughout the parking lots. Gravel will be allowed for parking lot surfacing on both permanent and temporary parking lots. Wheelstops will be used where gravel is used for parking in order to delineate spots. The applicant is also proposing bicycle parking along the building on Henry Street.

Please refer to the comments sheet from Greenville County Roads and Bridges which is attached.

Landscaping and Buffering:

The applicant states that they intend to develop this site using the principles of Crime

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Prevention through Environmental Design (CPTED). This design will incorporate proposed hedges that border the property and will be 2' in height, and pocket landscaping design will be provided in key areas. Pocket landscaping will be used as a vegetative edge around the open green space to help define the space and keep people away from the wall edge of the ramp that leads up to the building to the entry area. The canopy trees will be limbed up to a minimum of 8' where bordering a street. This is to provide a safer view into the site from the streets while still blocking the headlights from cars in the parking lots.

There will be roadside buffers for the parking area on the main parcel and on Tracts B, C and D with an average width of 8' and a minimum width of 5'. Interior landscape islands will be covered with grass and mulch and will have one tree per every 15 parking spaces and one shrub per every 5 parking spaces. A 10' landscape buffer will be installed at the rear of the parcels that make up Tracts C & D with landscape to prevent headlights from shining into the neighboring residential properties. This will be accomplished by a mix of evergreen species at 6' in height at planting with a mature height of 10'-15'.

Signage and Lighting:

The applicant states that the signage for the proposed development will be generally in accordance with the Greenville County Sign Ordinance except that it will also allow for two roof-mounted signs (one facing Goldsmith Street and one facing Henry Street) with a maximum square footage of 432 sq. ft.

The applicant is also proposing a monument sign to be installed along Goldsmith Street with wall signs and painted murals around the building.

The signage material will consist of raw or painted metal or wood and may be internally or externally illuminated in compliance with the Sign Ordinance.

The applicant states that lighting shall comply with Section 10.2.3 of the current Greenville County Land Development Regulations and light poles will be 20' high with Lithonia MRT1-LED fixtures. Lights will be full cut off and include house-side shielding where applicable against adjacent residential properties.

Proposed Land Uses:

Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed-Use Corridors, as stated in the Plan Greenville County Comprehensive Plan, includes that they "blend residential, commercial, or civic used in one space, where those functions are, to some degree, physically and functionally integrated."

Conclusion:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed-Use Corridor* use in the Future Land Use section. The proposed development will meet the specifications outlined in this future land use by providing the mixed use atmosphere and bringing redevelopment back to a building that has sat vacant for some time. The proposed development will have to meet the following conditions:

1. If the proposed rezoning is approved by County Council, then the development will automatically include the 25% parking reduction as allowed in Section 12.2 in the Greenville County Zoning Ordinance;
2. Submit a revised Statement of Intent and revised plans indicating that the two roof-mounted signs will not exceed a total square footage of 432 sq. ft.

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	<p>Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with conditions.</p>
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