

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-32	Ryan Young Kelly, TriBridge Residential on behalf of Tbr Greenville Lofts 201 Smythe Street 0141000300100 PD, Planned Development to PD-MC, Planned Development-Major Change	19	Approval with conditions	Approval with conditions 4/29/20	Approval with conditions as amended 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"> • Discussion of Tri-Bridge portfolio – one of largest mill renovators in the Southeast; envisions a center for creativity (arts, etc.); met with community and used the Monaghan Community Plan; will connect the project to the Swamp Rabbit Trail and Textile Heritage Park; will keep streetscape trees • Did TIS and working with SCDOT; asking for C-2 uses (generally speaking) that will serve the neighborhood <p>2) Residents</p> <ul style="list-style-type: none"> • From Simpsonville and wants to know of the types of new businesses going in; has traffic concerns • Believe this will be a positive impact on the neighborhood through jobs and the arts • Lives in Lofts and is an artist – in favor of the project • In favor of project and likes the Swamp Rabbit Trail connections <p><u>Speakers Against:</u></p> <p>1) Residents</p> <ul style="list-style-type: none"> • In favor of the public image presented; uncomfortable with the planning proposed, especially the parking situation (loss of gated parking, overflow parking across the street) • Security concerns with open access to the building and un-gated parking <p>List of meetings with staff: Applicant – 1/22/20 and 2/18/20</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 also part of the <u>Monaghan Mill Community Plan</u> and is designated as <i>Multifamily Residential</i>. The parcel is approximately 754 feet south of the intersection of Smythe Road and Cedar Lane Road (Hwy. 183). It is located along the Route 506 bus stop which is located at the southern area of the parcel.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>This site was rezoned in 2004 to a PD for the redevelopment of the mill site into a multifamily residential apartment building. The applicant is now proposing to renovate the existing 60,524 sq. ft. worth of vacant “warehouse” area into a commercial mixed-use development with an additional 6</p>					

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residential apartments plus uses that are permitted under the C-2 except for some uses outlined in the Allowable Use chart in the Statement of Intent. The applicant is proposing to increase the amount of parking spaces and pedestrian connectivity to the Swamp Rabbit Trail and the surrounding community.

Architectural Design:

The majority of the building renovations will take place inside level one, formerly referred to as a basement. There will be some initial core shell improvements that might include new openings in existing brick walls for windows and entrances, prefinished metal/wood awnings and steps, ramps, or patios for improved site access. Any new exterior work will complement the existing character of the architectural style of the mill.

Access and Parking:

The site is being proposed to continue to utilize the existing two ingress/egress points. Should SCDOT require something different, this may be adjusted but not increased. Currently there is a fence that surrounds the mill and the parking areas. A portion of the fence along Smythe Street will be removed for connectivity to the surrounding community. The gates will be pushed back to block access to the existing residential parking area. There will be 155 parking spaces in the public parking area and 296 parking spaces reserved within the gated area for the residential units. The applicant has stated that they are working with Parker Sewer to provide overflow parking on their property across Washington Street in the case that they ever need it. It will be arranged to not conflict with their hours of operation. The applicant is also asking for a 25% reduction in the parking requirements due to the possible difference in hours of operation of some of the uses. They have provided a detailed parking ratio table in the Statement of Intent.

The applicant is proposing to extend the existing sidewalk along Washington Street to provide connection to the Swamp Rabbit Trail..

Landscaping and Buffering:

The applicant states that they intend to utilize as much as the existing landscape that they currently have as possible. They will be adding additional landscape screening the new parking from view from the street. They are proposing that the site will adhere to the Greenville County Development Standards for landscape and screening, as well as the Greenville County Tree Ordinance.

Signage and Lighting:

The applicant states all signage will be compatible with the requirements in the Greenville County Sign Ordinance. They are proposing painted murals on various sides of the building and monument signs at the entrances.

The applicant states that lighting shall comply with the Greenville County Zoning Ordinance and consist of full cut-off fixtures both building mounted and new pole style lights. The pole lights will match what is currently on site. There will be new pedestrian lighting along sidewalks and LED or equivalent lights.

Conclusion:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed-Use Corridor* in the Future Land Use section, which calls for the mixed-use element that is being proposed. The proposed development will be utilizing vacant square footage in a historic structure that will bring community vibrancy to a currently single-use project that is now secluded due to the perimeter fence. Even though the Community Plan calls for multifamily residential land use, the proposed mixed-use development will not take away from that since it will also be providing for additional housing opportunities in an area that is seeing major growth and change. The proposed development will have to meet the

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	<p>following condition:</p> <ol style="list-style-type: none">1. Meet all requirements per SCDOT and Greenville County Floodplain Administrations regarding the TIA which will also include review of the existing ingress/egress points.2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits. <p>Based on these reasons, staff recommends approval of the requested Major Change to the PD Planned Development District with conditions.</p>
P&D	<p>At the May 4, 2020 Planning and Development Committee meeting, the Committed voted to approve the rezoning request for a Major Change in the PD, Planned Development District with conditions and adding a third condition that reads as follows:</p> <ul style="list-style-type: none">- 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.