

**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		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• 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.</li> </ul> </li> <li>2) GCRA staff <ul style="list-style-type: none"> <li>• Describes long-term effort to redevelop site into workforce housing with high-quality amenities and connections to the surrounding community.</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff: 9-24-20 and 10-28-20</b></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS:</b></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><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b></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>					

## Zoning Docket from November 16, 2020 Public Hearing

### **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.



Greenville County Planning and Zoning Division  
(864) 467-7425  
www.greenvillecounty.org

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2020-80

**APPLICANT:** David Dedvukaj of Contour Development, LLC for Greenville  
County Redevelopment Authority

**PROPERTY LOCATION:** Buncombe Road and A Street

**PIN/TMS#(s):** 0153000900200, 0153000900201, and 0153000900202

**EXISTING ZONING:** I-1, Industrial District

**REQUESTED ZONING** PD, Planned Development

**PROPOSED LAND USE** Mixed-Use

**ACREAGE:** 11

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The subject parcels were originally zoned I-1, Industrial in April 1972, as part of Area 3. There are no other rezoning requests associated with this parcel.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	mixed-use development
East	R-7.5	single-family residences
South	R-7.5 and NC	single-family residences and vacant land
West	I-1	warehousing/manufacturing

**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 *Mixed Employment Center*.

\*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is part of the Cherrydale Area Plan.

**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	0 units/acre	11	0 units
Requested	PD	39 units/acre		428 units

A successful rezoning would add 428 dwelling units

**ROADS AND TRAFFIC:** Buncombe Road is a two-lane State-maintained minor collector road. The parcel has approximately 201 feet of frontage along Buncombe Road. The parcel is approximately 0.90 miles east of the intersection of W. Blue Ridge Drive and Cedar Lane Rd. There is an existing sidewalk on Buncombe Road along the property. The property is not along a bus route.

A Street is a two-lane State-maintained residential road. The parcel has

approximately 1,113 feet of frontage along A Street.

There are no traffic counts in the vicinity of the site.

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. The site itself is the original location of the historic Poe Mill. There are two historic smoke stacks on site that are being retained and used within the proposed development. The site is also adjacent to a railroad right-of-way. There is one school located within a mile of the site, Stone Academy.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

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. The buildings and green space are arranged in a manner to create a “distinct community.”

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.

**Proposed Land Uses:**

The intended uses for the provided commercial spaces may include: community service facilities, daycare or early-child education centers, healthcare facilities, institutions, eating establishments with outdoor dining including breweries and bars, professional offices, and retail sales and services. The proposed uses, as stated in the Statement of Intent, for this development are consistent with that of Mixed Employment Centers, as stated in the Plan Greenville County Comprehensive Plan, which includes “mixed-use buildings, civic/institutional facilities, open space, neighborhood commercial, and multi-family residential.”

**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 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. This amount is being proposed based on residents or people coming by foot from adjacent properties being frequent users of the commercial spaces.

The proposed development will provide a one-way access driveway off of A Street with street parking into parking lots and decks on the right and left side. The clubhouse building will be connected by a series of concrete walkways and there will be pedestrian walkways leading from A Street through the proposed Central Square. There will be a sidewalk along the parallel parking spaces providing for safe access without having to cross vehicular traffic. The ingress/egress point to the right side of the development connects to a large parking lot.

**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.

Shielded, dark-sky approved lighting is provided throughout the site in the form of pole mounted lighting not to exceed 25' in height, bollard lighting, and emergency lighting.

**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:

Submit a Traffic Impact Study for review and approval.

Meet all of Staff's comments provided to the Applicant in the letter dated 11/6/20.

**STAFF**

**RECOMMENDATION:**

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

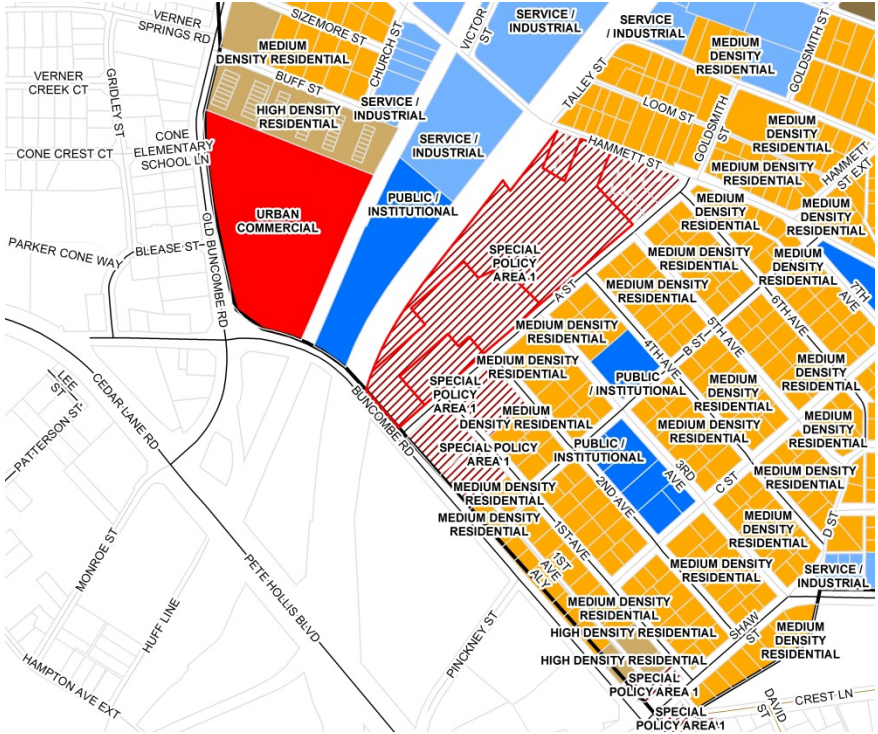


Aerial Photography, 2020









Cherrydale Area Plan, Future Land Use Map



Joshua Henderson  
Zoning Administrator  
(864) 467-7537  
www.greenvillecounty.org

November 6, 2020

David Dedvukaj  
Contour Development, LLC  
40950 N Woodward Ave, Suite 300  
Bloomfield Hills, MI 48304

RE: The Village at Poe Mill Staff Comment letter; CZ-2020-80

Dear Mr. Dedvukaj,

Below are Staff's comments regarding the PD, Planned Development submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking. **Please refer to the bottom of these comments for information on your resubmittal.**

#### Statement of Intent

##### Cover Page

1. There are discrepancies between total square footage designated for commercial use in the Statement of Intent (SOI) and table on page 2. Please clarify which amount is being proposed.
2. In the SOI, include a closing parenthesis on the portion discussing parking.
3. In the final sentence of the SOI, please change "including" to "will include."
4. Please make sure to provide all tax map numbers associated with the project.
5. Please provide page numbers on each sheet. My comments below are as the sections appear on the sheets now.
6. Please discuss the setbacks that will met for the new buildings.

##### Page 2

1. In the list of intended commercial uses, you mention eating establishments. Will these include drive-thru windows?
2. In the table, you mention a maximum height of 62 feet. Does this measurement include the smokestacks? If not, please provide the height of the smokestacks.
3. Please consider if snow removal is actually necessary and something you want to provide.

##### Page 3

1. Under the parking section, you indicate 650 spaces, but in the first paragraph on the cover sheet, you only mention the 488 in the parking decks. It may be beneficial to have a total number on that sheet that matches the information here.
2. You show parallel parking spaces and a sidewalk within the right-of-way of A Street. This street is owned and maintained by SCDOT. Since we do not have a TIS at this time, have you had conversation with SCDOT as to whether or not you can add parking and a sidewalk within their right-of-way? If not, you may not want to show these spaces or the sidewalk. You will also need to change any reference to a total number of parking spaces and "on-street" parking anywhere mentioned in the SOI.

3. For the parking total in the second paragraph, how does this coincide with the apartment bedroom breakdown?

Page 4

1. Under Architectural Style, a white siding material is mentioned. What kind of material will this be? Please add to the statement of intent.
2. Please add an ending parenthesis at the end of mechanical equipment.

Page 5

1. In the first paragraph, you reference article 19-6.5.7 of the Greenville Zoning Ordinance. Please ensure you are referencing the Greenville County Zoning Ordinance, not the Greenville City Ordinance or some other ordinance.
2. Remove extra space(s) before landscaping.
3. Under landscaping, please change article number to reference the Greenville County Ordinance.
4. Please include information regarding the Greenville County Tree Ordinance.
5. Please include information regarding Parking Lot landscaping.
6. Under signage, please include total square footage.
7. Under lighting, please include beginning parenthesis.
8. Under lighting, please include information about parking deck lighting.
9. Under lighting, please include that all lights will be full cut-off.

Page 7

1. Please show rendering of parking garages.

Page 9

1. Under View #3, please remove landscaping, it is mentioned twice.

Additional Pages

1. Please provide a rendering of the proposed parking decks showing their relation to the overall site.

Site Layout/Paving Plan

1. Please rename this to Preliminary Development Plan
2. Provide the following on the Site Plan:
  1. Vicinity Map;
  2. Revision date block;
  3. Setback lines;
  4. Matching table from SOI;
  5. Traffic circulation arrows at ingress/egress points and throughout the site;
  6. Indicate proposed monument sign;
  7. Include potential location of site lighting, including poles;
  8. Building square footage of all structures;
  9. Apartment unit breakdown;
  10. Parking table;
  11. And current and proposed zoning classifications.
  12. Building setbacks as approved by the BZA.
3. Please make sure that any a change to this page is also made on the colored rendering sheet as well.

NRI

1. Please show the existing land cover instead of what is being proposed.
2. Additionally, label the topographic lines with measurements.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, November 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated November 6, 2020 shall be corrected to staff's satisfaction. **Please also provide written responses to these comments.**

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson  
Zoning Administrator