

**Zoning Docket from March 25, 2015 GCPC Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-24	Mark R. Binsz 25 Draper St. I-1 to PD 0121002200100 9.5 acres	23	Approved	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant-Mark Binsz               <ol style="list-style-type: none"> <li>a) Old Brandon Textile Mill 450-500,000 square feet to become a PD with 180 resident rental apartments, artist studios, art classrooms, and art gallery.</li> </ol> </li> <li>2) Pace Burt –Developer               <ol style="list-style-type: none"> <li>a) Apartments will be done with historical tax credits and apartment must be rented for first 5 years.</li> </ol> </li> <li>3) Several neighboring property owners and local artists spoke in favor of the PD .               <ol style="list-style-type: none"> <li>a) Happy with art studios, reasonable costs for classroom space community support.</li> <li>b) Excited about the revitalization of the community and Brandon Mill is a step toward progress.</li> </ol> </li> </ol> <p><u>Speakers Against</u></p> <p>None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>7</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject property is 9.5 acres containing the Old Brandon Mill and several accessory structures. The subject parcel is currently zoned I-1, Industrial; this application is requesting to rezone the parcel to PD, Planned Development. The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.</p> <p>The existing mill facilities contain approximately 450,000-500,000 square feet of floor space and adjacent buildings with office, warehouse space, and vacant mill area. The proposed use is approximately 175 residential apartments, mixed use of office, artist studios/incubator, and art gallery.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2015-24  
**APPLICANT:** Mark R. Binsz  
**PROPERTY LOCATION:** 25 Draper Street  
**PIN/TMS#(s):** 0121002200100  
**EXISTING ZONING:** I-1, Industrial  
**REQUESTED ZONING:** PD, Planned Development  
**ACREAGE:** 9.5  
**COUNCIL DISTRICT:** 23-Norris

**ZONING HISTORY:** The parcel was zoned I-1, Industrial, in June, 1973 as part of Area 4A. The property was subject to a past rezoning request, CZ-2013-25, for I-1 to PD which was withdrawn.

**EXISTING LAND USE:** Warehousing and Distribution

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Residential
East	C-1, O-D, R-7.5	Commercial, Office and Residential
South	R-7.5	Residential
West	R-7.5	Residential

**WATER AVAILABILITY:** Greenville Water System  
**SEWER AVAILABILITY:** Parker Sewer (requires ReWa approval)

**FUTURE LAND USE:** The Imagine Greenville Future Land Use map shows the subject property within the *Residential Land Use 3* designation which prescribes residential development densities of six or more units per acre.

**ROADS:** Old Easley Road  
West Avenue

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Old Easley Road	685' NW	7,200	7,400 +2.7%	7,200 0%
West Avenue	1,200' SW	500	475 -5%	475 -5%

**SUMMARY:** The subject property is 9.5 acres containing the Old Brandon Mill and several accessory structures.

The subject parcel is currently zoned I-1, Industrial; this application is requesting to rezone the parcel to PD, Planned Development. The PD district is established to encourage innovative and creative design of residential and/or commercial

developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.

The existing mill facilities contain approximately 450,000-500,000 square feet of floor space with office, warehouse space, and vacant mill area. The proposed use is approximately 175 residential apartments, mixed use of office, artist studios/incubator, and art gallery.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. Many examples exist of repurposed former mills within the county. Ultimately, the rezoning translates to a lower intensity use from the current industrial designation to a significant portion of the site dedicated to residential and commercial uses. Further, the higher density residential component combined with nearby commercial and office district zoning may complement the single family residences of the Brandon mill village. Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial, to PD, Planned Development.







