

**Zoning Docket from November 14, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-65	<p>Ken Reiter and Sayre Belmont for Paul Dodd, Sr., Miliken &amp; Company Highway 123 and 2<sup>nd</sup> Avenue, Judson Mill</p> <p>0115000400100, 0115000400300, 0114001200200, 0114001200300, 0114001200400, 0114001200500, 0114001200600, 0114001000100, 0114001000101 &amp; 0114000300300</p> <p>R-7.5, Single-Family Residential and I-1, Industrial to PD, Planned Development</p>	23	Approval with conditions	Approval with conditions 11/16/16	Approval with conditions 11/28/16	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Works mainly on large urban infill projects</li> <li>• Experience with historic redevelopment, federal, state, new energy, brownfield tax credits</li> <li>• Held a neighborhood meeting on November 9, 2016</li> <li>• Will build new buildings complimentary to existing structures</li> <li>• Revitalized Clauson’s Bakery off of Augusta Road in Greenville</li> <li>• Project will create new jobs in the area</li> <li>• Create senior and workforce housing for the area</li> <li>• Have employees to manage the property once it is developed</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about increased traffic</li> <li>• Would like to see sidewalks added in the neighborhood</li> <li>• Concerned about taxes being raised</li> </ul> <p><b>List of meetings with staff:</b></p> <p>October 4, 2016, November 3, 2016 and November 9, 2016</p>					<p><b>Petition/Letter For:</b></p> <p>None</p> <p><b>Against:</b></p> <p>None</p>
Staff Report	<p>The proposed Planned Development includes the Judson Mill and surrounding properties. The subject properties have approximately 0.6 miles west of the intersection of Easley Bridge Road and Pendleton Street. The parcel has approximately 880 feet of frontage along Easley Bridge Road, 90 feet of frontage along C Street, 250 feet of frontage along B Street, 220 feet of frontage along Lyncrest Street, 40 feet of frontage along 5<sup>th</sup> Street, 160 feet of frontage along Neubert Street, 1,250 feet of frontage along 6<sup>th</sup> Street, 600 feet of frontage along 2<sup>nd</sup> Avenue and 220 feet of frontage along 3<sup>rd</sup> Avenue.</p> <p>The applicant is proposing to redevelop the Judson Mill with a mixture of Commercial-Office/Light Manufacturing, Residential and Commercial/Retail uses.</p> <p>The Residential consist of 402,800 square feet. The main mill building will be repurposed as residential with a maximum of 400 residential apartments consisting of market rate, senior housing and workforce. Workforce housing is defined as units with rents set to meet the area median income of 80% to 120% based on family size. Amenities will include the original smoke stack, which will be</p>					

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preserved and repurposed with a maximum of 5,000 square feet for residents.

The Commercial-Office/Light Manufacturing consists of approximately 190,000 square feet that could include workforce and senior housing, commercial, office and retail services with a possibility for light manufacturing such as warehouse, assembly or flexible office/warehouse space.

The Commercial/Retail portion will be located along Easley Bridge Road and consists of a maximum of 60,000 square feet of new construction. The possible uses are grocery, pharmacy and other similar uses.

There is a minimum of 6.5 acres of open space provided throughout this development for passive recreational. The development will have sidewalks throughout, connecting internal and external destinations. An emphasis will be placed on Transit-Oriented Design.

The application is proposing three points of ingress and egress off of Westerfelt Drive, Second Avenue and Sixth Street. Parking will be provided along with a proposed parking deck that is anticipated to be at least two levels with approximately 400 parking spaces. Parking will be shared throughout the development. A total of 1587 parking spaces will be provided. Structural parking is proposed in the future as needed to maintain a 1 to 300 square foot parking ratio of parking to leasable square foot ratio.

The plan states that it will follow the Secretary of Interior standard of design as regulated by South Carolina State Historic Preservation Office and National Park Service throughout the site.

The proposed architecture of the new buildings will consist of brick, glass, cementous siding, metal siding, asphalt shingles roofing, membrane roofing, metal roofing, vinyl windows, aluminum storefront and other similar material. The proposal is to remove unneeded additions to the historic mill, adding windows back into existing bricked up openings. The removal of these buildings will reestablish connectivity throughout the site. All new buildings will be designed similar to existing buildings.

The proposed lighting consists of semi cutoff lights, pedestrian lighting and attached building lighting. Two monument style development signs along with wayfinding signs and building signage will be provided as required by the County Ordinance.

Screening will be provided in areas adjacent to residential areas. The screening will consist of a combination of trees and evergreen hedges. Detention ponds will be provided throughout the site.

The project is scheduled to begin around the first quarter of 2017 and end around the third quarter of 2018. A declaration of covenants, conditions and restrictions will be established to maintain the historic value, aesthetic and architectural harmony of the proposed project.

Staff is of the opinion that the requested PD, Planned Development is an appropriate reuse of the current mill. The PD proposal both preserves the historic integrity of the mill and takes measures to improve the community and is compatible with the surrounding neighborhood.

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

Future light manufacturing, assembly, warehouse or flex space development zone should be designed in a manner that restricts service and delivery truck traffic from accessing 6<sup>th</sup> Street.

Development lighting should be designed to avoid negatively impacting adjacent properties, not to exceed 0.5 foot candles at property lines.

Per section 12:1.4 the Greenville County Zoning Ordinance, sidewalks will be required to be installed along 6<sup>th</sup> Street adjacent to the development. The instillation of this sidewalk should occur at the time of the final development plan approval for the residential development zone.