

Zoning Docket from August 19, 2019 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|-------------------------|---------------------------------|----------|---|
| CZ-2019-55 | Scott A. Lambert for David Dedvukaj for Contour Spinning Mill LLC and Victory Capital, LLC 300 Hammett Street 0153000100100, 0153000100101 and 0153001000100 R-MA, Multifamily Residential and I-1, Industrial to PD, Planned Development | 23 | Approval with condition | Approval with condition 8-28-19 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • 2 miles from downtown • Subject site is surrounded by railroad tracks • Two railroad trestles binding Hammett Street are a safety issue because they are too short and narrow • Hammett Street would be bicycle and pedestrian only • The Swamp Rabbit Trail would be continued through the site • Historic pond on site will be preserved <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 5/24/19 & 8/12/19</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>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i> which prescribes 6 or more units per acre. Additionally, while this property is not located along a bus route, Route 506 is located approximately 0.25 miles away at the intersection of Hammett Street and Old Buncombe Road (SC-23-13). Sidewalks are also present in this area.</p> <p>SUMMARY:</p> <p>The subject parcels zoned I-1, Industrial and R-MA, Multi-family Residential are 19.57 acres of property located on Hammett Street approximately 0.17 miles northeast of the intersection of Old Buncombe Road and Cedar Lane Road. The parcels have approximately 155 feet of frontage along Buncombe Road, approximately 350 feet of frontage along Hammett Street, and approximately 1,040 feet of frontage along Victor Street. The applicant is requesting to rezone the property to PD, Planned Development.</p> <p>The applicant states the proposed land use is for mixed use.</p> <p>Project Information: The applicant is requesting to rezone three parcels to PD, Planned Development for a mixed use development on 19.6 acres. Parcel 0153000100100 is made up of the historic American Spinning Mill site which consists of approximately 348,800 square feet of existing building. As part of the proposal, approximately 28,000 square feet will permit C-3 Commercial zoning uses, along with the allowed uses associated with breweries and distilleries in the C-2, Commercial and S-1, Services district. It will also consist of a maximum of 260 residential apartments that will range from</p> | | | | | |

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1 to 4 bedrooms.

Parcel 0153000100101 will consist of parking and approximately 100,000 square foot of new building with 20,000 square feet towards similar commercial uses as Building A. Building B will have a maximum of 55 apartments totaling 80,000 square feet above the retail and mixed use space.

Parcel 0153001000100 will be used for additional parking.

The applicant is proposing a total of 315 apartments totaling 400,000 square feet and 48,000 square feet of mixed use commercial space for a total of 448,000 square feet. The requested density is 16.1 units per acre. The applicant is also providing the required 25 foot setback around the perimeter of the site. All amenity areas, common areas, parking, sidewalks and storm water will be maintained by a POA.

Access: The applicant is proposing two points of ingress and egress into the development, one along Buncombe Road and the other along Victor Street. The applicant has been working with County Staff on the proposed closure of the section of Hammett Street that bisects the property between the railroad trestles, as well as the portion of Victor Street within the redevelopment site. Victor Street, if abandoned, would remain as a private drive, and would be extended to Buncombe Road, allowing for a new connection into, and through, the project.

In addition to the proposed vehicular traffic design, the applicant is proposing a connection that would extend the Swamp Rabbit Trail through their site. There will be sidewalks along the buildings and public areas throughout the site. The proposed development will connect to the existing sidewalk along Buncombe Road and along Hammett Street.

Parking: The applicant is providing 303 spaces for 202 two-bedroom units (1.5 spaces per unit), 78 spaces for 78 one-bedroom units (1 space per unit), 70 spaces for 35 three-four bedroom units (2 spaces per unit), and 32 parking spaces for visitor parking (10% of total number of units). There will also be 100 spaces for 300 seats in a potential brewery/food court (1 space per 300 seats) and 44 spaces for the 11,000 sq. ft. of potential fitness center (1 space per 250 sq. ft.).

A 20% reduction in the retail/mixed use parking space requirements is being requested reducing the 144 spaces to 115 spaces. The applicant is requesting a reduction in parking due to the anticipation that majority of patrons to these businesses will likely be residents of the development. The total number of required spaces with the proposed reduction is 598 parking spaces.

Architectural Design: In keeping with the requirements set forth by the National Park Service, particularly by the Secretary of the Interior's Standards, the architectural style of the historic mill buildings within Tract 1 will be retained with the historic brick and wood trim. There will be new aluminum windows added meeting the aforementioned Standards. The future mixed-use building in Tract 2 will be constructed to be compatible with the historic characteristics of the mill structures. The building will consist of brick, glass, wood, and steel.

Landscaping and Buffering: This site is situated between two existing, active rail lines that are raised above street level providing natural screening of some of the existing structures. There is also existing vegetation and fencing that will either be retained, replaced, or added to that will help provide screening of the proposed use.

Signage and Lighting: The applicant is proposing new signage at the north and south ends of the property, as well as at the main mill building and future mixed-use building. The applicant intends to also request an off-site sign along Pete Hollis Boulevard. The applicant states all signage will adhere to the Greenville County Sign Ordinance.

The applicant states lighting will consist of shielded dark sky-approved lighting with a maximum height of 25 feet. Lighting will be placed along the new pathways and throughout the parking areas.

CONCLUSION:

The applicant is requesting to rezone to PD, Planned Development to allow multifamily and retail

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type uses. Currently the site allows for Multifamily on Parcel 0153000100100 and Industrial uses on parcels 0153000100101 and 0153001000100. A mixed use development with the proposed uses of C-3, along with C-2 and S-1 uses, for a distillery or brewery would not be possible with conventional zoning.

The site is located between two rail roads, one to the east and one to the west, with floodplain found throughout the site. All of these factors limit the developable area and ideal land uses of this site. The applicant is proposing a mixed use development that would allow for the existing historic mill to be restored. The additional parcels not containing the historic mill would allow for some additional new development in the area, and would also foster additional connectivity for this challenging site. The applicant is also proposing to extend the Swamp Rabbit Trail through their site, providing additional bicycle and pedestrian connections to the adjacent communities.

Staff is of the opinion the requested PD, Planned Development is appropriate for this area. Staff believes the additional road connectivity, along with the access to the bus line and the extension of the Swamp Rabbit Trail, will be an asset to the community and bring synergy, thus making the requested parking reduction appropriate. The Imagine Greenville Comprehensive Plan recommends Residential Land Use 3 with 6 or more units per acre. While it does not recommend retail or commercial uses, staff believes a mixed use development on this site would be appropriate and would have a positive impact on the surrounding community.

Based on the following reasons staff recommends approval of the requested PD, Planned Development with the following condition:

- Meet all remaining comments from the letter dated August 8, 2019 between Lambert Architecture and staff.

DOCKET NUMBER: CZ-2019-55

APPLICANT: Scott A. Lambert for David Dedvukaj for Contour Spinning Mill LLC and Victory Capital, LLC

PROPERTY LOCATION: 300 Hammett Street

PIN/TMS#(s): 0153000100100, 0153000100101 and 0153001000100

EXISTING ZONING: R-MA, Multifamily Residential and I-1, Industrial

REQUESTED ZONING: PD, Planned Development

ACREAGE: 19.57

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcels were originally zoned I-1, Industrial in May 1972 as part of Area 3. Parcel 0153000100100 had a successful R-MA, Multifamily Residential rezoning request in 2016, CZ-2016-021.

EXISTING LAND USE: vacant mill and vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|---------------|--|
| North | S-1 | warehouses |
| East | R-7.5 and I-1 | single-family residential, vacant industrial, warehouse, office, and vacant land |
| South | I-1 | vacant wooded land |
| West | R-M20 and C-2 | single-family residential, self-storage facility, and vacant wooded land |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

| | Zoning | Zoning Density | Acres | Units | Total Units |
|-----------|--------|-----------------|-------|-----------|-------------|
| Current | R-MA | 20 units/acre | 12.77 | 255 units | 255 |
| Current | I-1 | 0 units/acre | 6.8 | 0 units | |
| Requested | PD | 16.1 units/acre | 19.57 | 315 units | 315 |

A successful rezoning may add up to 60 dwelling units.

ROADS:

Buncombe Road: two-lane State-maintained local
Hammett Street: two-lane County-maintained local
Victor Street: two-lane County-maintained local

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|--------|-----------------|------------------|
| Cedar Lane Road | 50' N | 18,100 | 17,600 -2.8% | 15,700 -10.8% |

ANALYSIS:

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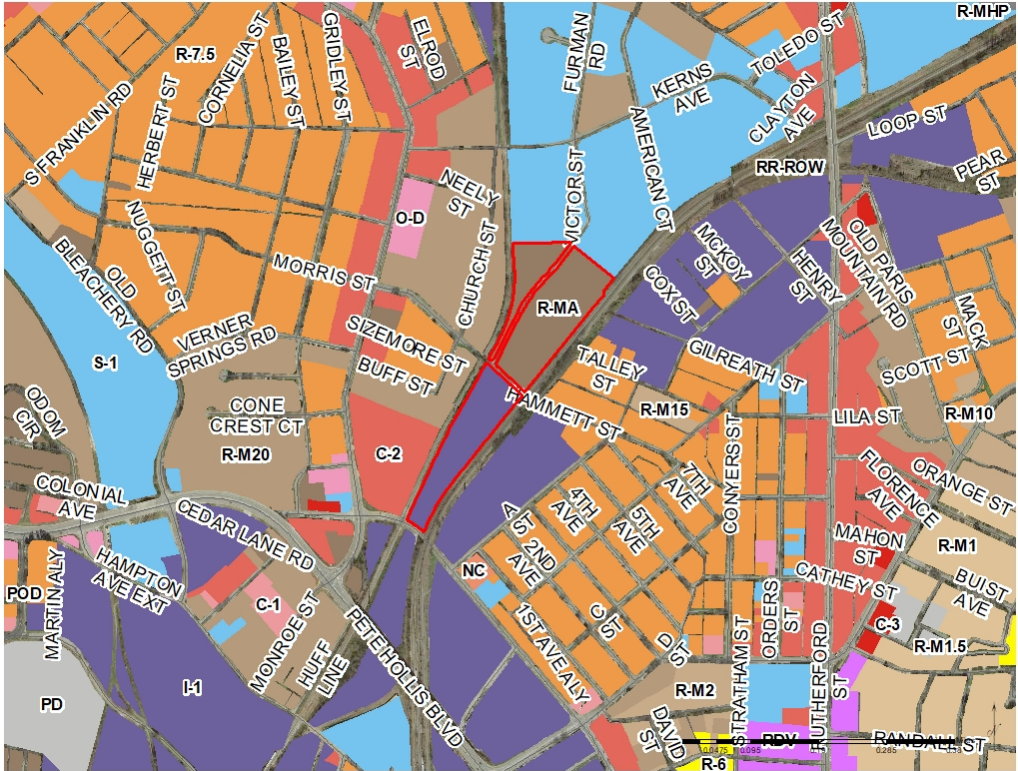
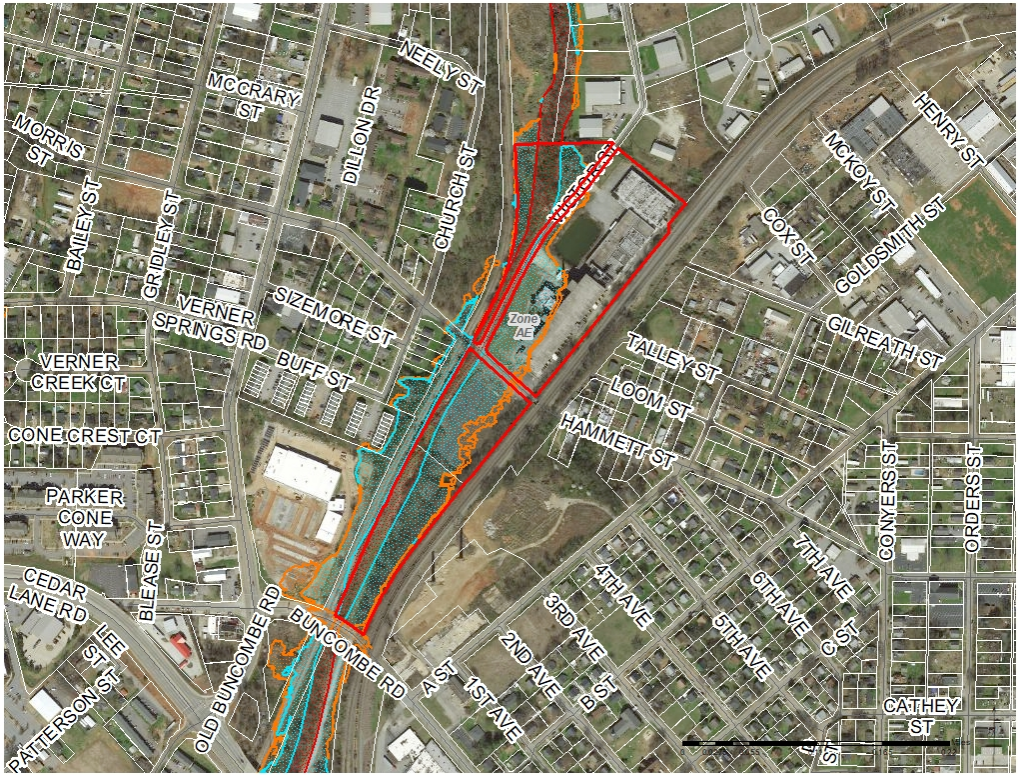
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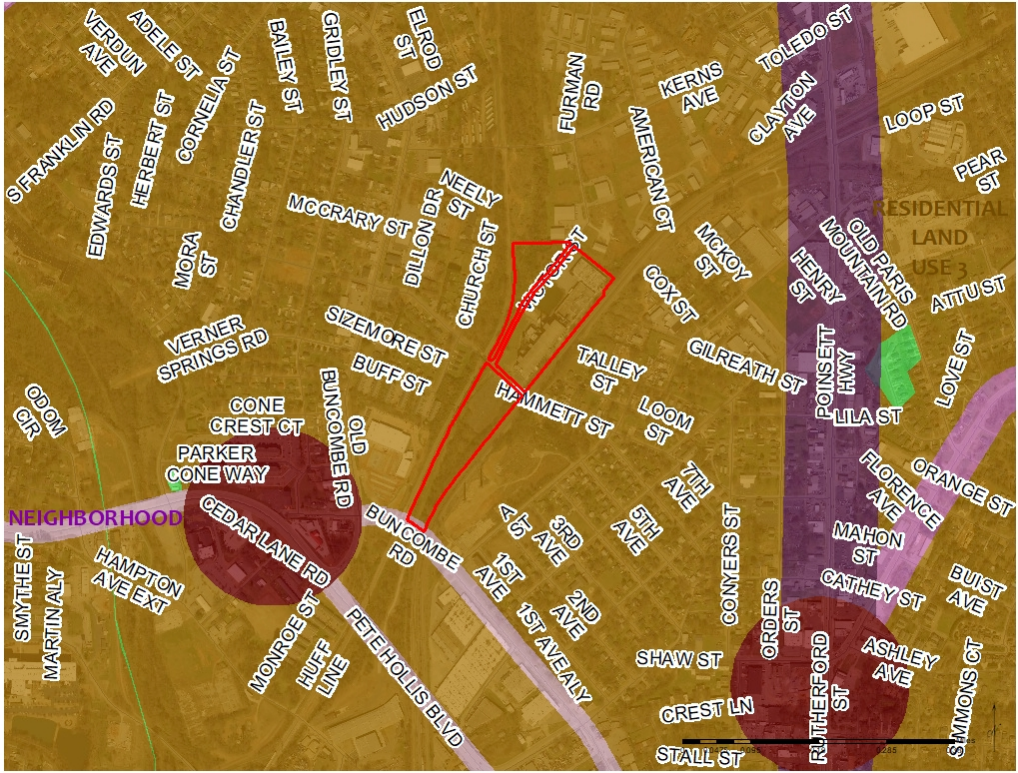
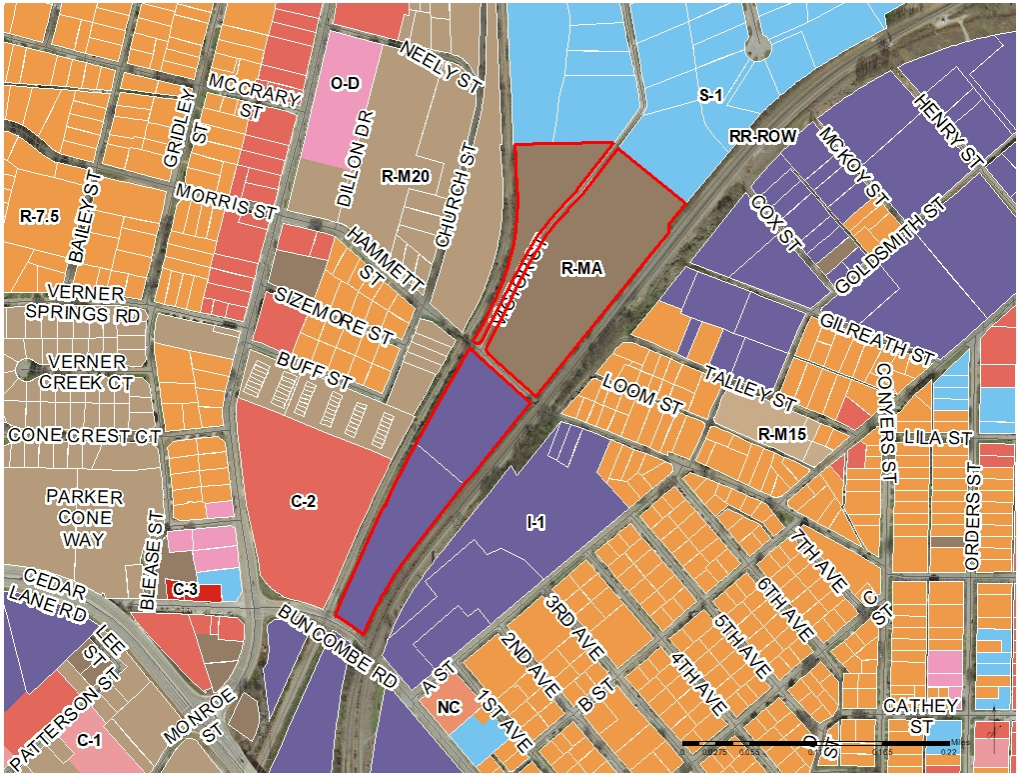
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Aerial Photography, 2019



Zoning Map



Future Land Use Map